HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2012

Vancouver CMA

The number of housing starts in the Vancouver CMA was trending at 18,200 units in May. The trend is a moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of total starts. The standalone monthly seasonally adjusted rate was 20,000 units in May, up from 15,900 in April.

Actual single detached housing starts during the first five months of 2012

Table of Contents

1 Vancouver CMA

3 Maps

15 Report Tables

53 Methodology

Figure 1

*SAAR – Seasonally Adjusted at Annual Rate

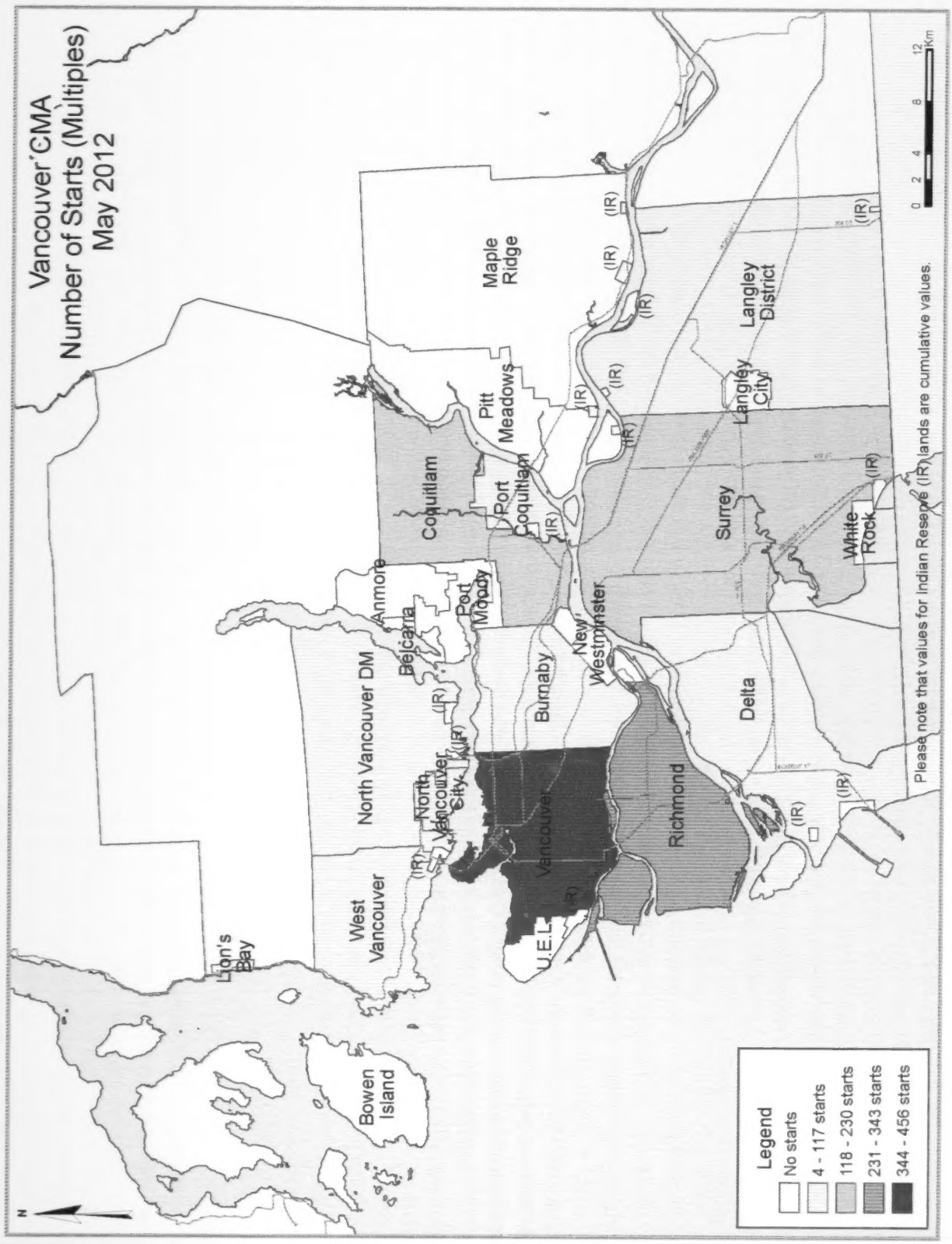
[1] SAAR reflects the monthly figure adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment makes it possible to highlight the fundamental trends of a series. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

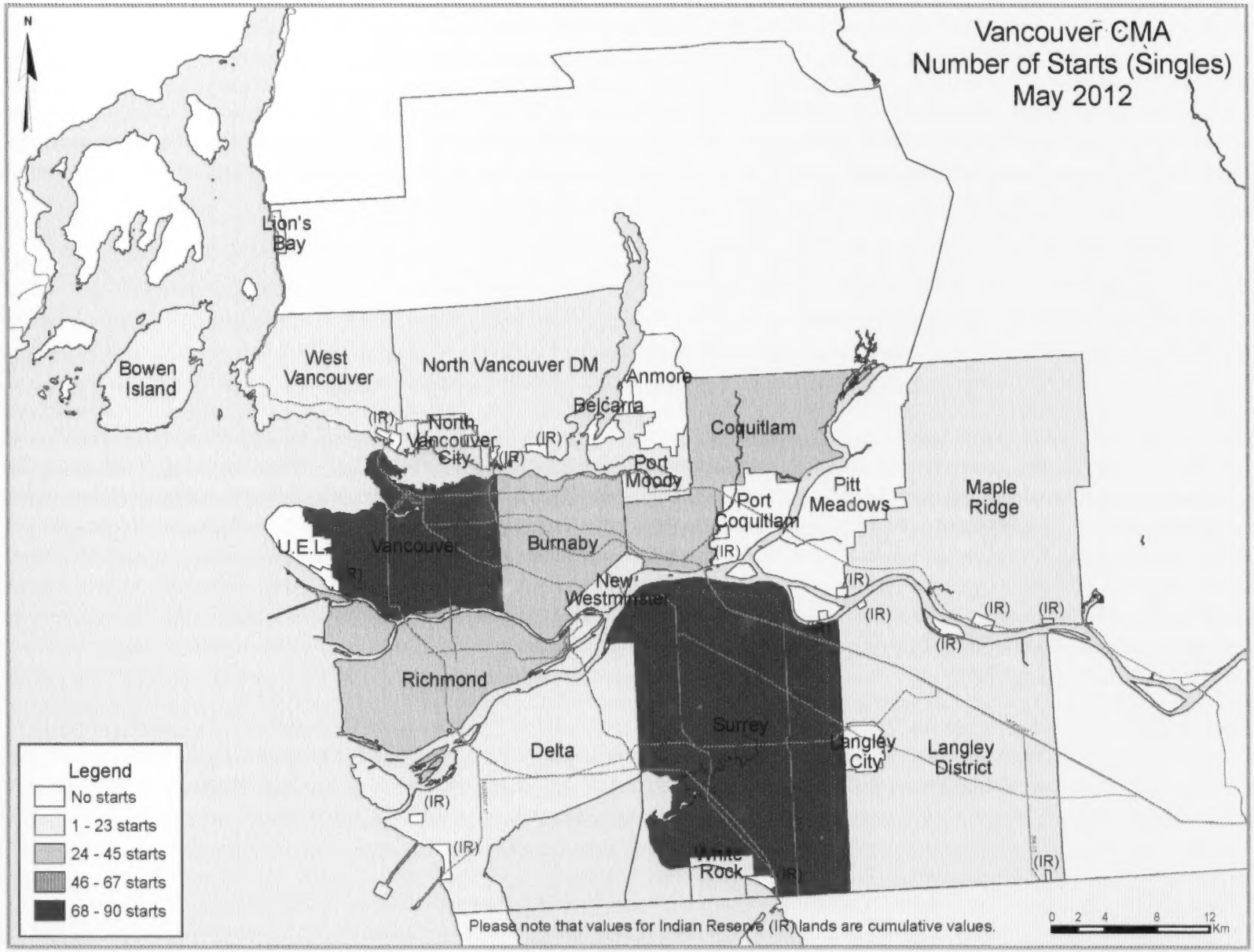
SUBSCRIBE NOW!

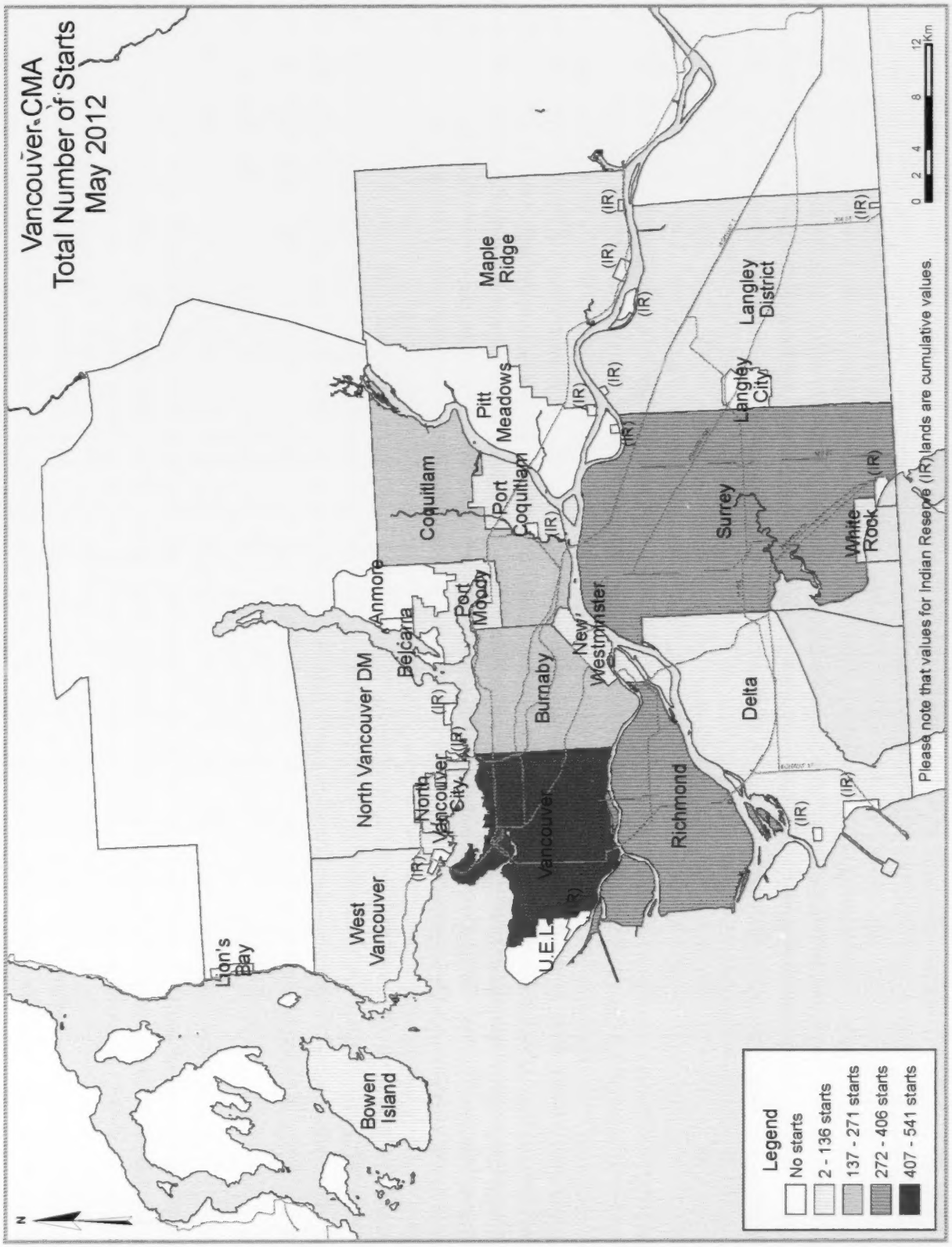
www.cmhc.ca/housingmarketinformation

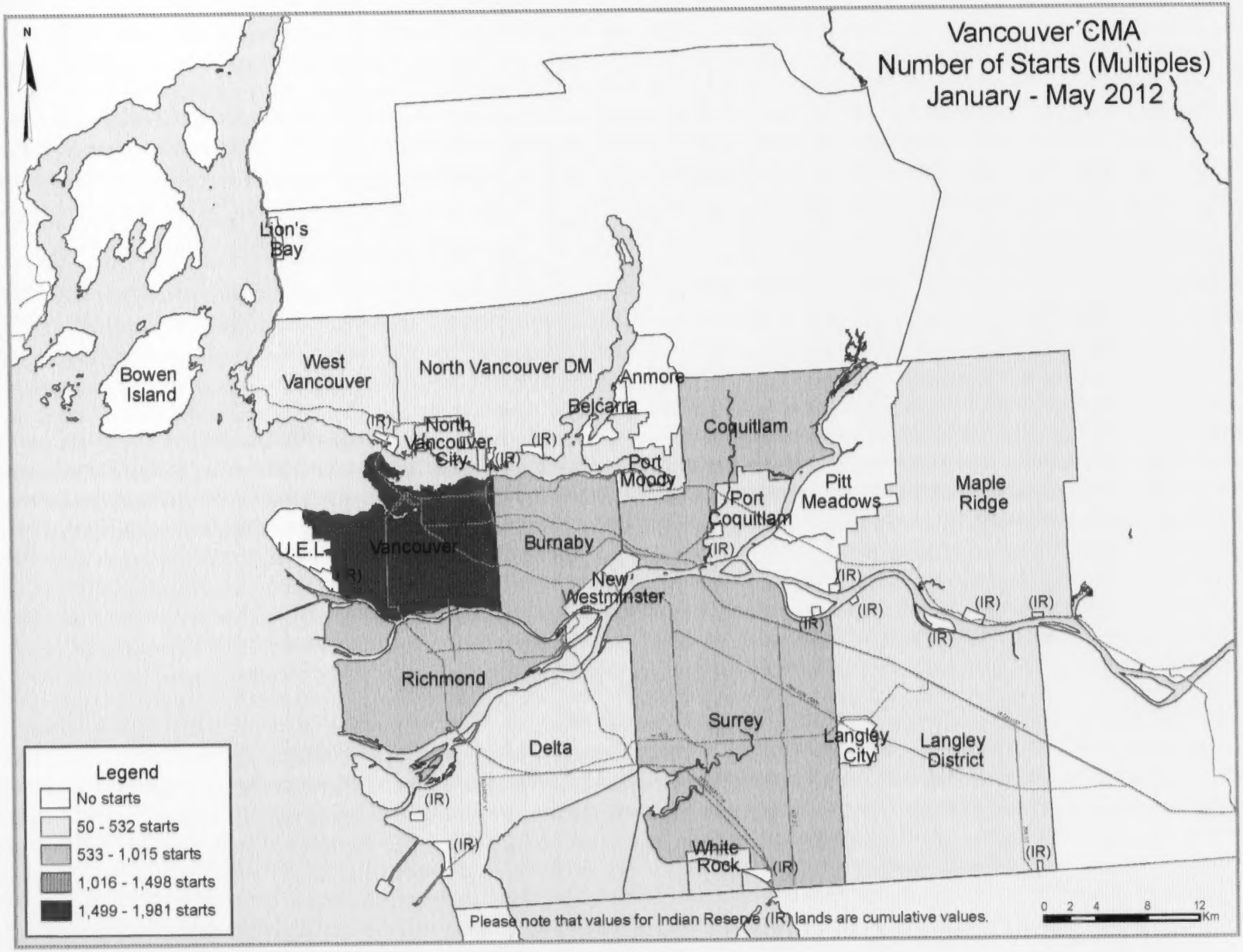
were on par with levels recorded during the same period last year while multiple-family starts came in slightly higher. Nearly three-quarters of all multiple-family home starts during the first five months of 2012 were in the cities of Burnaby, Coquitlam, Richmond, Surrey and Vancouver. Total starts for the year for the Vancouver CMA were up seven per cent over last year, as of the end May.

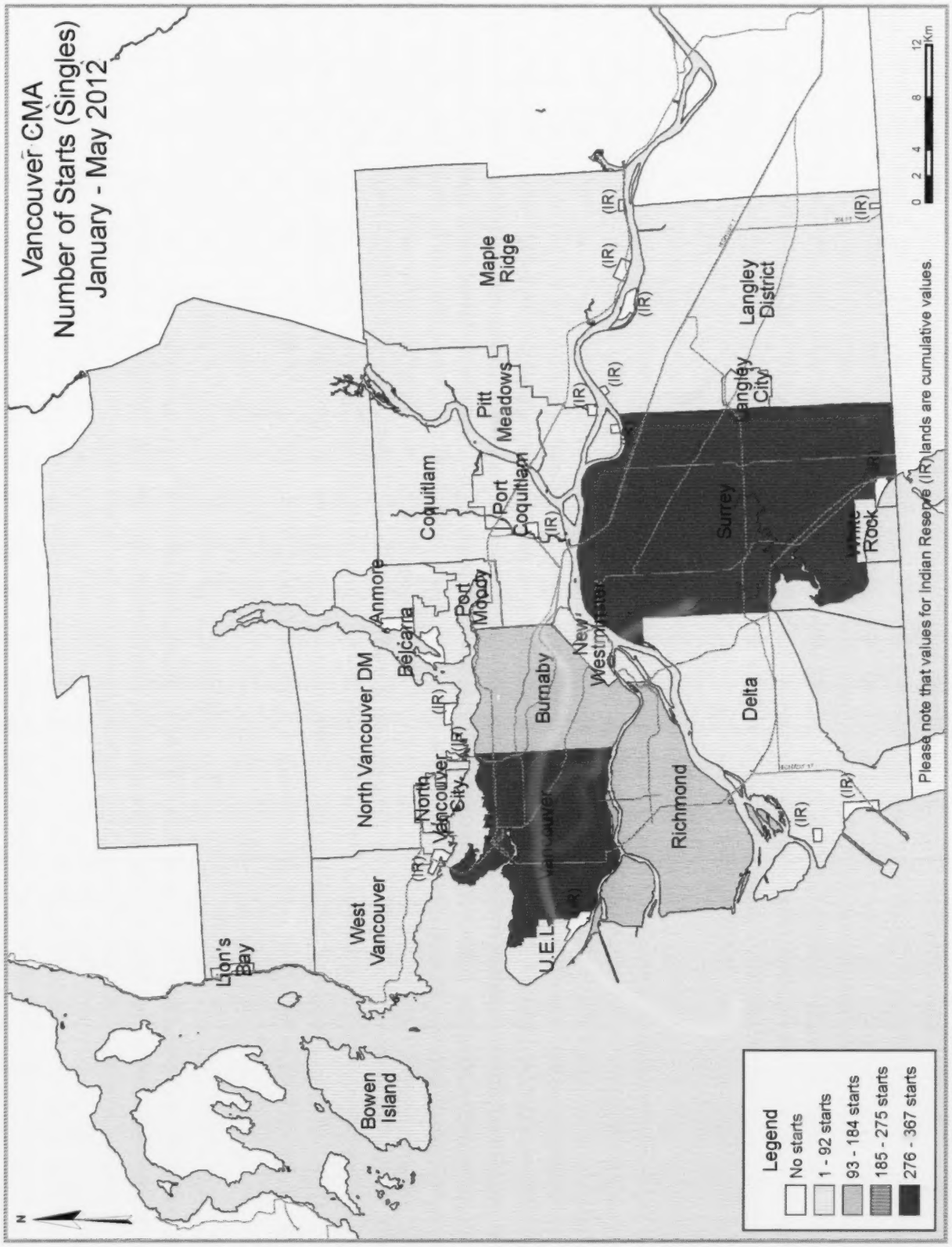
There were 29 housing starts in the Abbotsford-Mission CMA in May 2012. The majority of these were in the City of Abbotsford. Chilliwack had 32 starts in April compared to 25 in the same month last year.

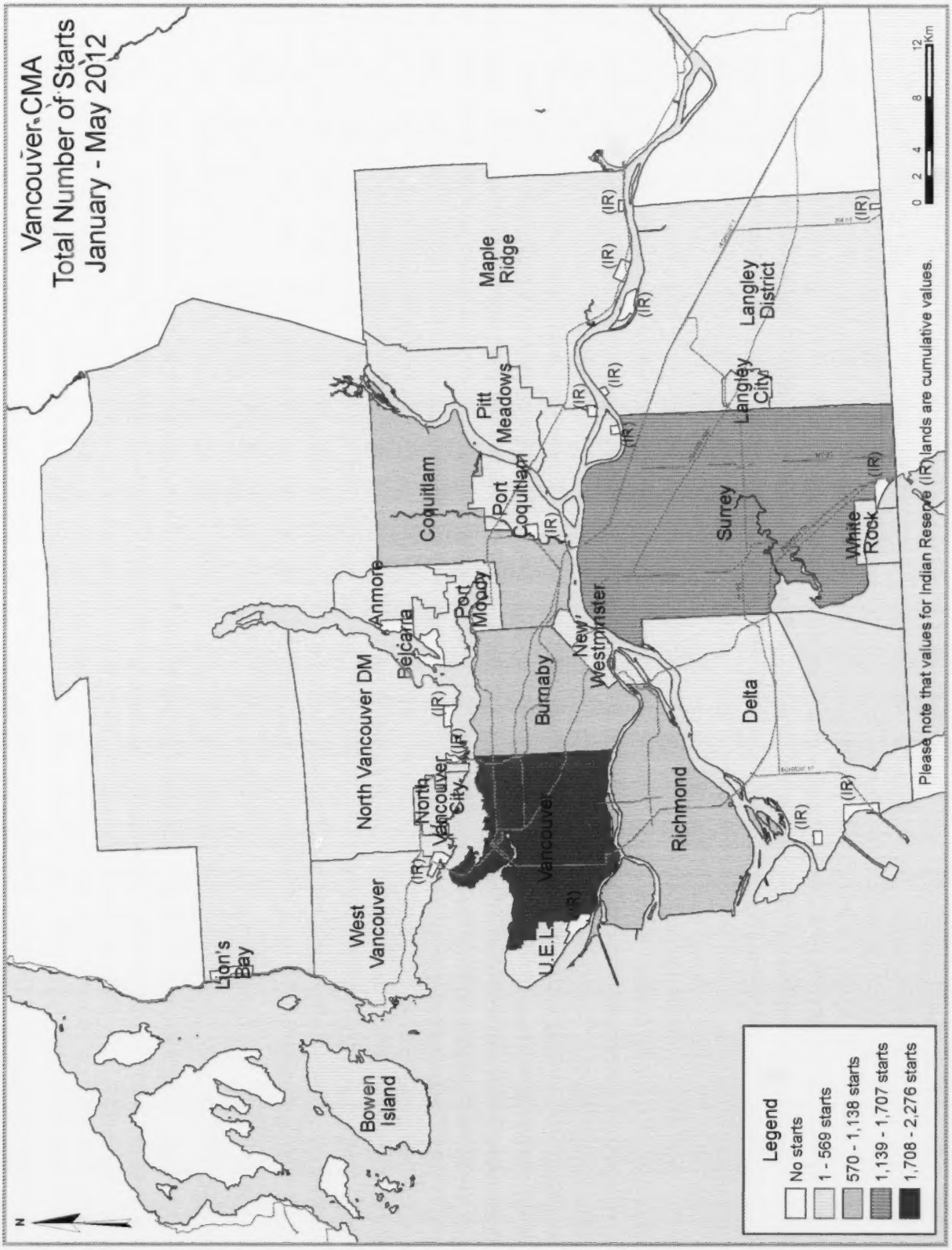

Vancouver CMA
Number of Starts (Multiples)
May 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
4 - 117 starts
118 - 230 starts
231 - 343 starts
344 - 456 starts

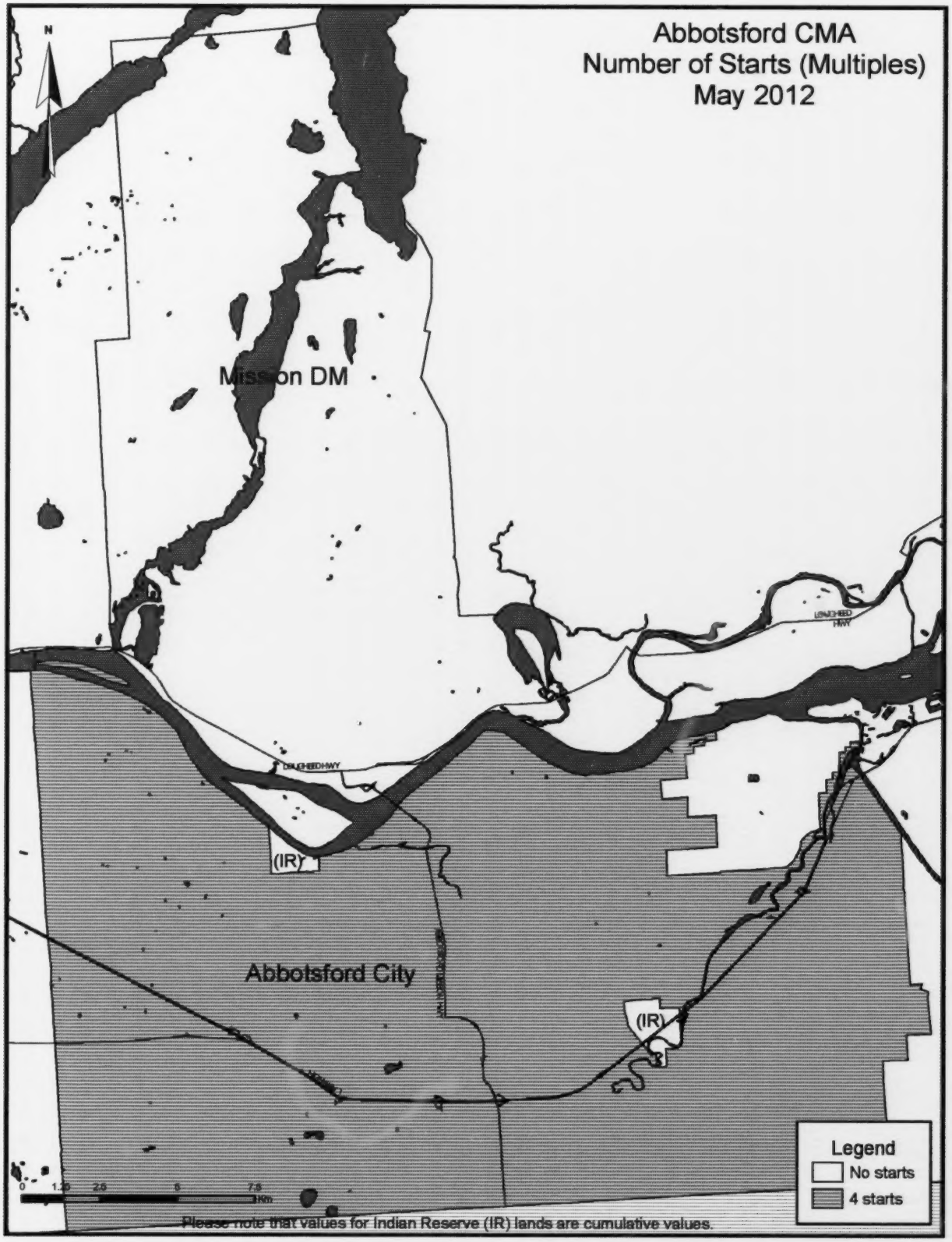

Vancouver CMA
Number of Starts (Singles)
May 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 23 starts
24 - 45 starts
46 - 67 starts
68 - 90 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

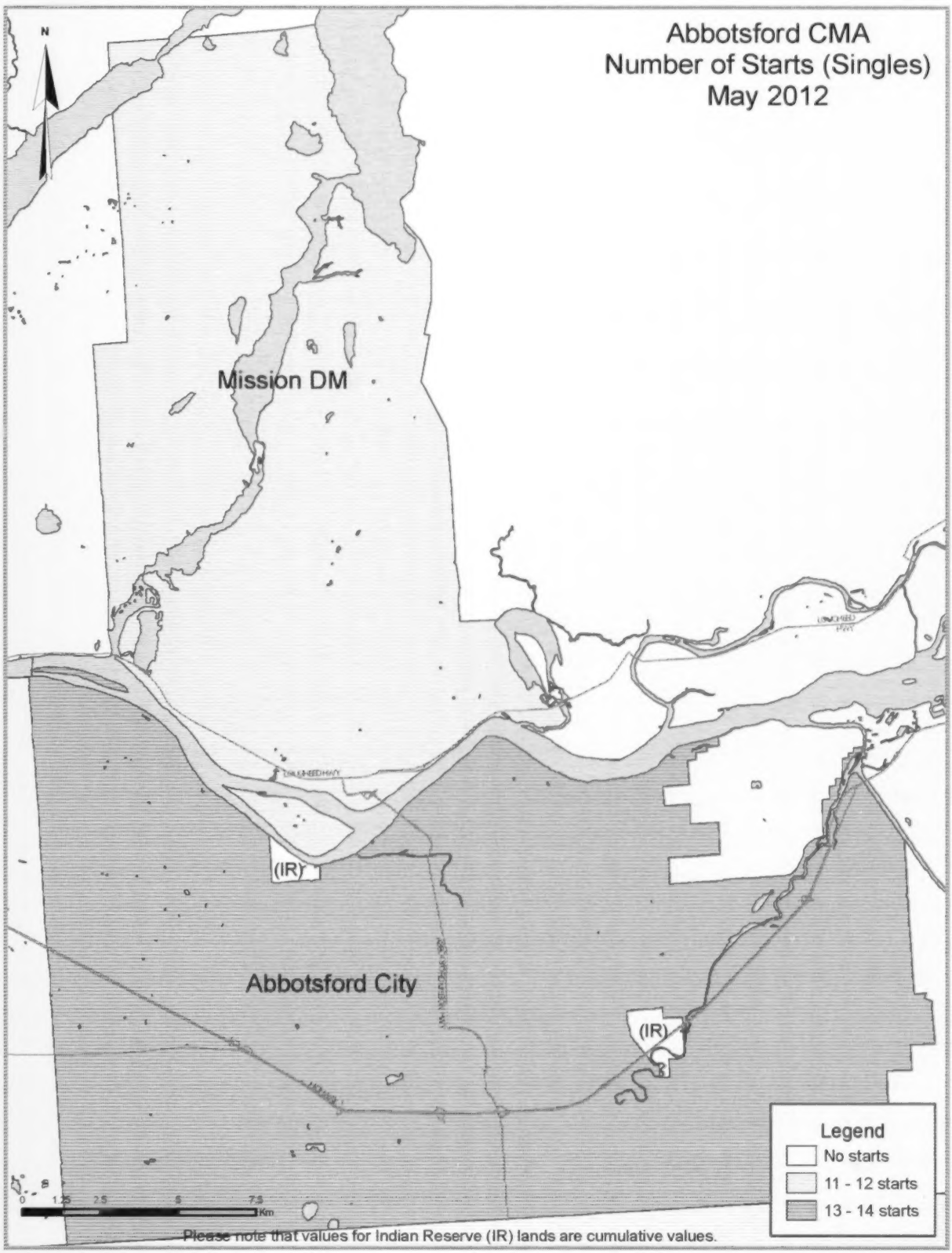

Vancouver CMA
Total Number of Starts
May 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Legend
No starts
2 - 136 starts
137 - 271 starts
272 - 406 starts
407 - 541 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N

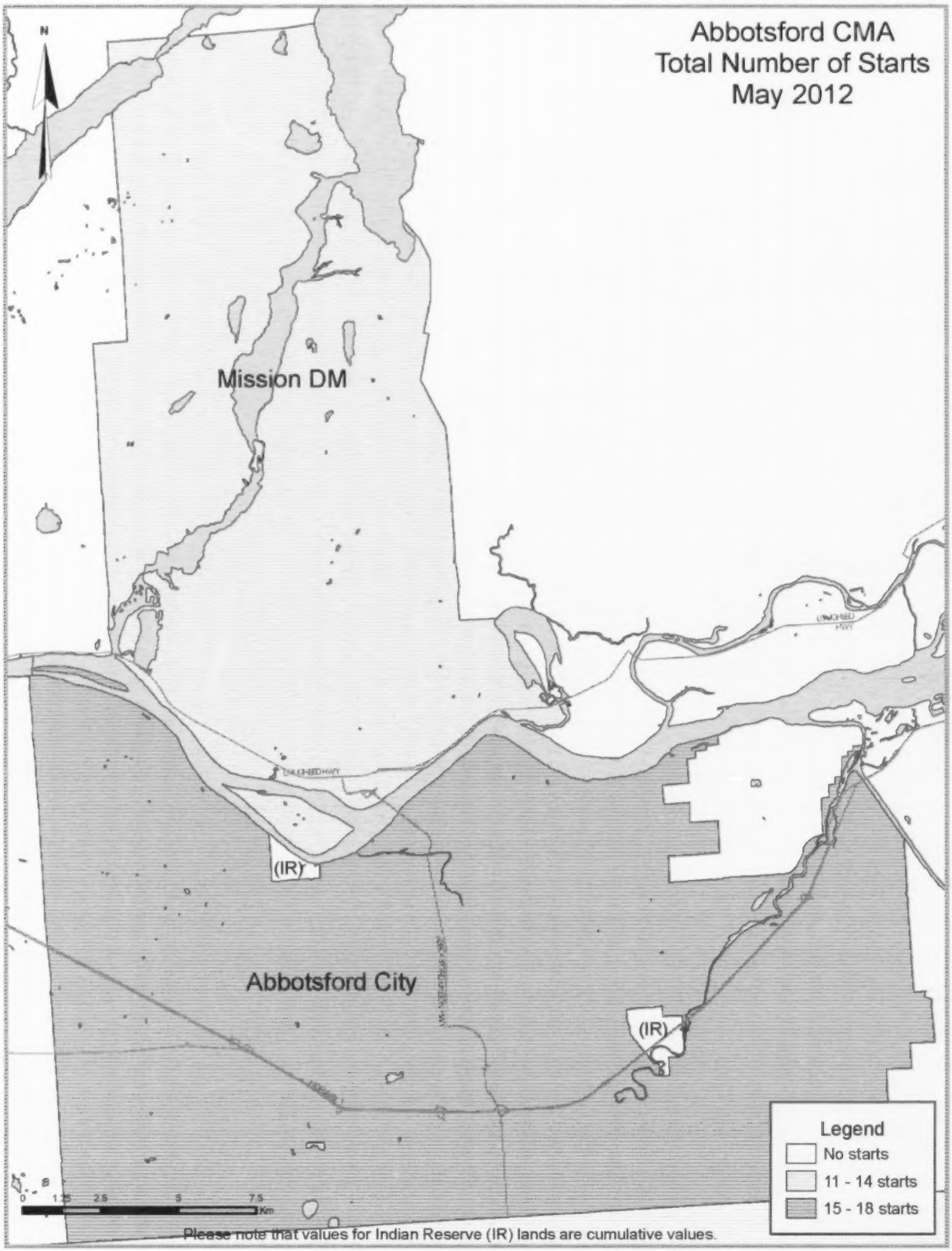

Vancouver CMA
Number of Starts (Multiples)
January - May 2012
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
50 - 532 starts
533 - 1,015 starts
1,016 - 1,498 starts
1,499 - 1,981 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

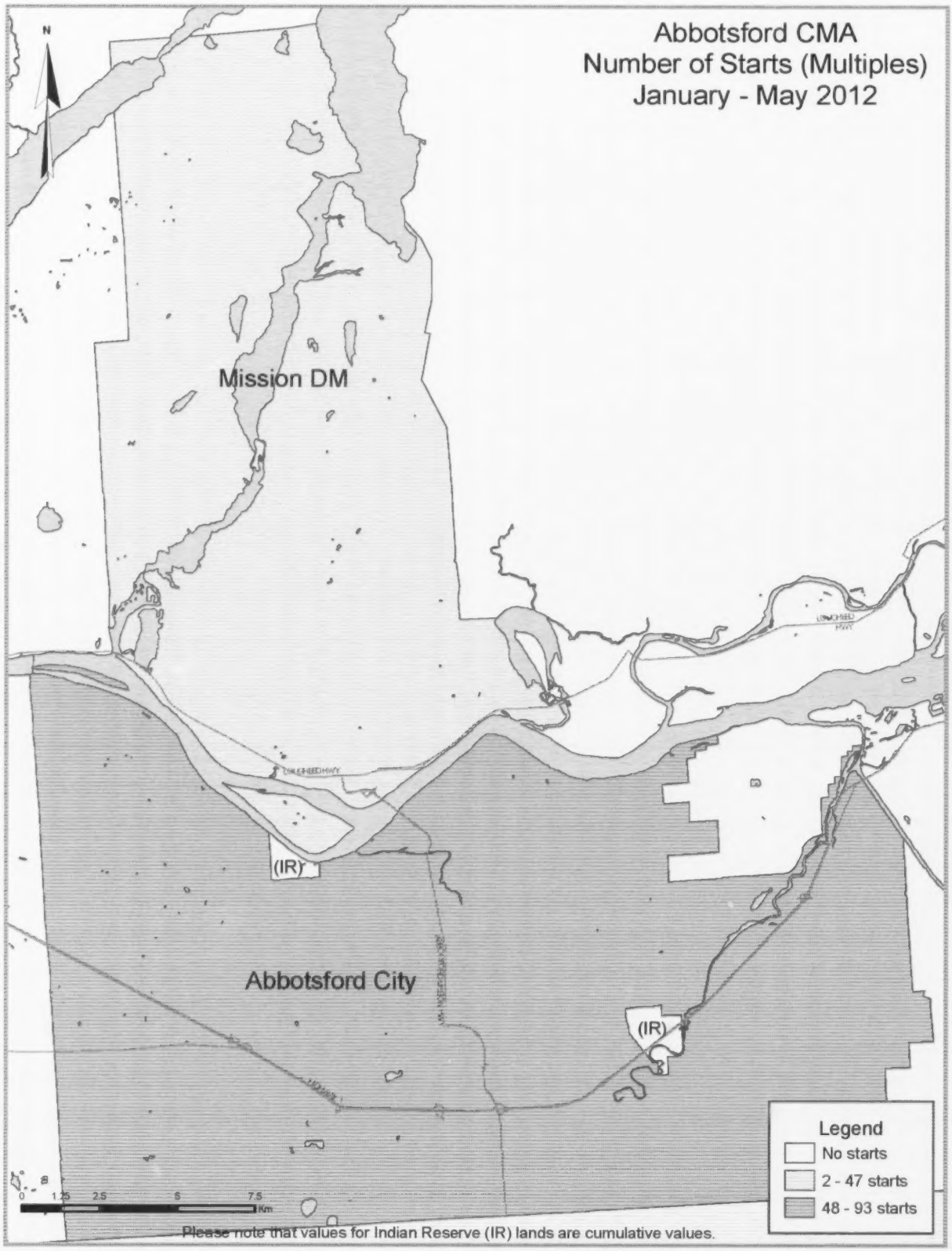

Vancouver CMA
Number of Starts (Singles)
January - May 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
U.E.L.
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 92 starts
93 - 184 starts
185 - 275 starts
276 - 367 starts
0 2 4 8 12 Km
N

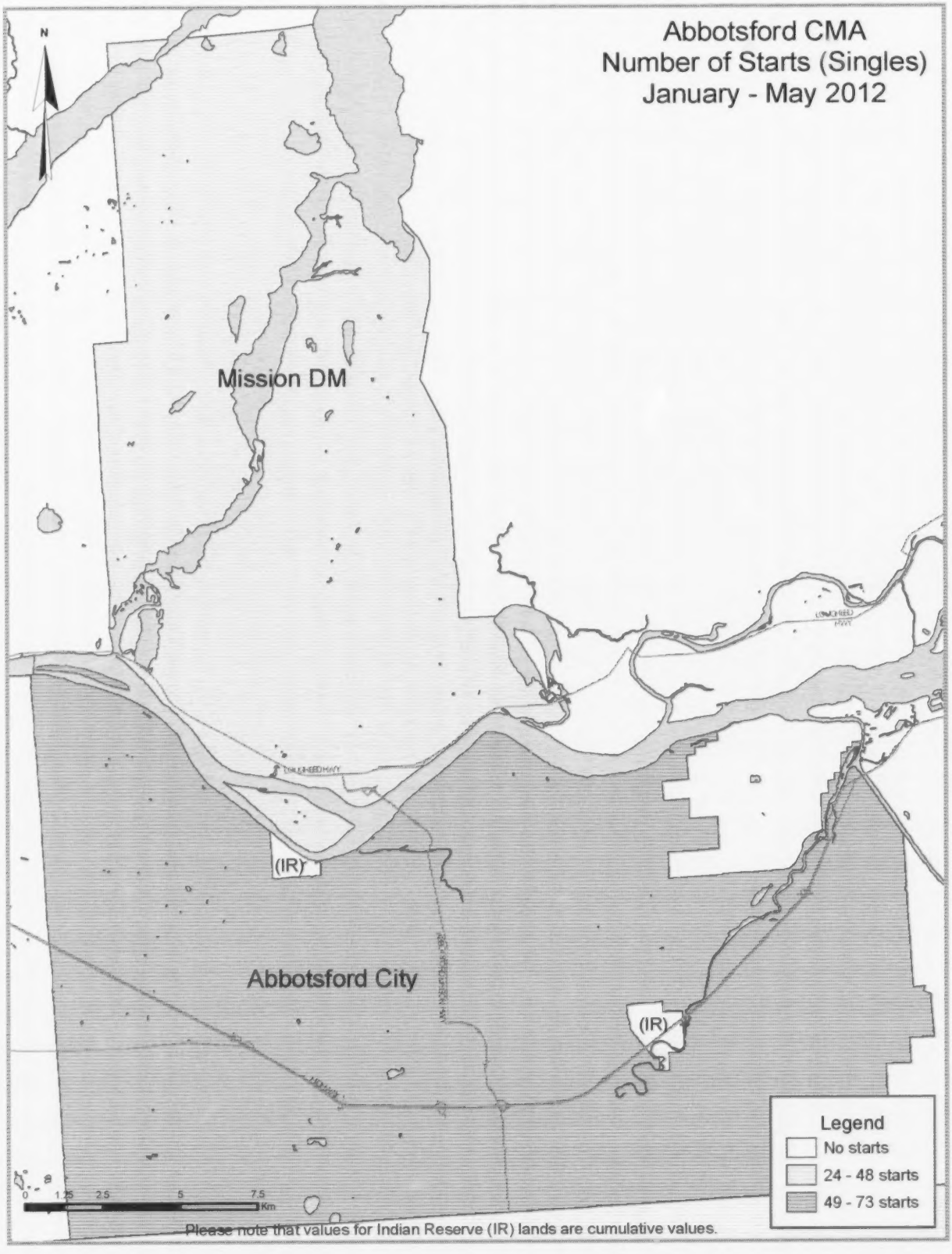

Vancouver CMA
Total Number of Starts
January - May 2012
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L. (IR)
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
1 - 569 starts
570 - 1,138 starts
1,139 - 1,707 starts
1,708 - 2,276 starts
0 2 4 8 12 Km
N

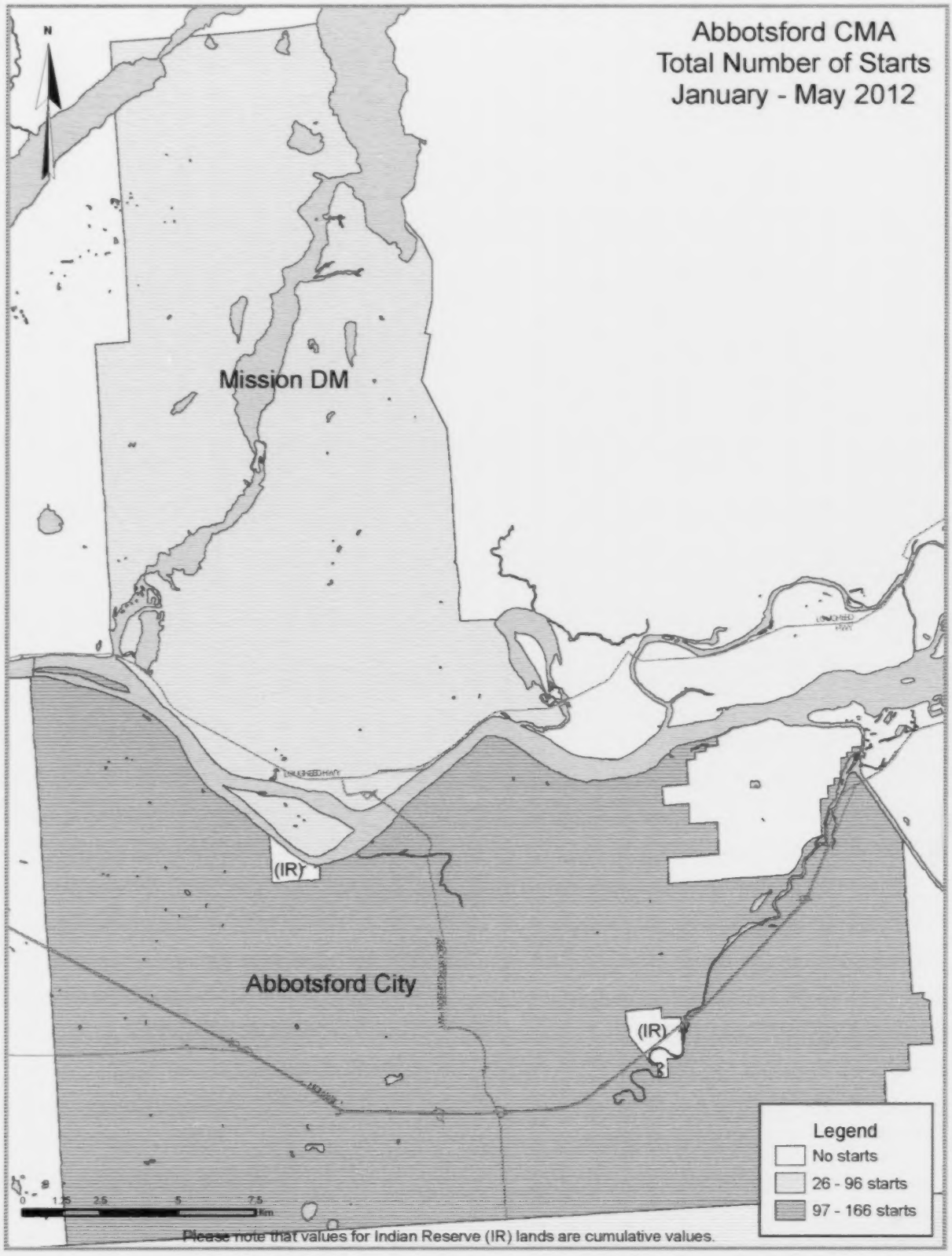

Abbotsford CMA
Number of Starts (Multiples)
May 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
May 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
11 - 12 starts
13 - 14 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
May 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
11 - 14 starts
15 - 18 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - May 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
2 - 47 starts
48 - 93 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - May 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
24 - 48 starts
49 - 73 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - May 2012
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
26 - 96 starts
97 - 166 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2012	288	30	251	3	296	785	36	3	1,692
May 2011	298	26	194	6	347	769	27	324	1,991
% Change	-3.4	15.4	29.4	-50.0	-14.7	2.1	33.3	-99.1	-15.0
Year-to-date 2012	1,166	108	881	7	1,154	4,063	130	146	7,655
Year-to-date 2011	1,176	122	602	13	1,335	2,896	106	878	7,128
% Change	-0.9	-11.5	46.3	-46.2	-13.6	40.3	22.6	-83.4	7.4
UNDER CONSTRUCTION									
May 2012	3,240	268	2,346	29	2,292	11,761	330	1,411	21,677
May 2011	2,937	244	1,352	18	2,317	9,461	209	1,354	17,892
% Change	10.3	9.8	73.5	61.1	-1.1	24.3	57.9	4.2	21.2
COMPLETIONS									
May 2012	178	18	148	6	263	565	19	160	1,357
May 2011	297	14	74	8	221	1,036	14	137	1,801
% Change	-40.1	28.6	100.0	-25.0	19.0	-45.5	35.7	16.8	-24.7
Year-to-date 2012	1,059	92	638	12	1,382	3,231	91	312	6,817
Year-to-date 2011	1,359	70	320	32	884	1,952	69	437	5,123
% Change	-22.1	31.4	99.4	-62.5	56.3	65.5	31.9	-28.6	33.1
COMPLETED & NOT ABSORBED									
May 2012	706	67	366	8	555	1,690	36	6	3,434
May 2011	671	75	166	2	425	1,665	6	190	3,200
% Change	5.2	-10.7	120.5	**	30.6	1.5	**	-96.8	7.3
ABSORBED									
May 2012	173	21	112	3	241	574	15	5	1,144
May 2011	349	11	68	13	201	838	14	63	1,557
% Change	-50.4	90.9	64.7	-76.9	19.9	-31.5	7.1	-92.1	-26.5
Year-to-date 2012	1,069	112	544	4	1,390	3,047	82	277	6,525
Year-to-date 2011	1,438	89	292	36	868	2,330	64	194	5,311
% Change	-25.7	25.8	86.3	-88.9	60.1	30.8	28.1	42.8	22.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
May 2012	34	8	0	0	0	104	0	0	146
May 2011	19	18	0	0	50	0	0	64	151
Delta									
May 2012	2	10	12	0	13	0	0	0	37
May 2011	16	2	10	0	7	0	0	0	35
Langley									
May 2012	12	0	28	3	62	0	1	0	106
May 2011	28	0	62	4	31	68	2	0	195
Maple Ridge / Pitt Meadows									
May 2012	11	0	0	0	0	0	0	0	11
May 2011	28	0	0	0	0	0	0	46	74
New Westminster									
May 2012	11	0	0	0	0	0	0	0	11
May 2011	2	0	0	0	0	101	0	0	103
North Vancouver									
May 2012	4	4	12	0	0	0	0	0	20
May 2011	3	0	8	1	13	16	0	0	41
Richmond									
May 2012	26	0	38	0	6	211	2	0	283
May 2011	18	0	16	1	74	195	0	0	304
Surrey									
May 2012	80	0	32	0	151	0	10	0	273
May 2011	128	0	28	0	104	0	5	36	301
Tri-Cities									
May 2012	26	0	60	0	45	109	0	0	240
May 2011	3	2	12	0	11	255	0	0	283
University Endowment Lands									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	0	0	0	0	0	0	0	47	47
Vancouver City									
May 2012	62	8	69	0	15	361	23	3	541
May 2011	45	4	48	0	57	134	20	131	439
West Vancouver									
May 2012	9	0	0	0	4	0	0	0	13
May 2011	6	0	0	0	0	0	0	0	6
White Rock									
May 2012	8	0	0	0	0	0	0	0	8
May 2011	1	0	10	0	0	0	0	0	11
Indian Reserves									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2012	288	30	251	3	296	785	36	3	1,692
May 2011	298	26	194	6	347	769	27	324	1,991

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
May 2012	350	110	0	0	41	1,938	0	64	2,503
May 2011	236	102	0	0	171	1,136	0	64	1,709
Delta									
May 2012	50	28	36	0	34	103	1	0	252
May 2011	84	8	18	0	7	111	2	2	232
Langley									
May 2012	136	4	148	20	271	417	2	0	998
May 2011	173	2	222	4	201	289	4	0	895
Maple Ridge / Pitt Meadows									
May 2012	122	0	0	0	84	155	2	117	480
May 2011	168	2	0	0	130	0	2	117	419
New Westminster									
May 2012	48	2	0	0	28	487	0	0	565
May 2011	54	0	0	0	38	204	0	97	393
North Vancouver									
May 2012	76	12	124	5	101	429	3	222	972
May 2011	78	4	74	3	38	488	1	198	884
Richmond									
May 2012	495	2	422	3	138	1,928	7	228	3,223
May 2011	335	10	306	3	363	943	8	231	2,199
Surrey									
May 2012	648	8	410	0	980	854	41	6	2,947
May 2011	841	8	46	6	769	1,487	14	56	3,227
Tri-Cities									
May 2012	220	10	345	0	292	1,055	0	5	1,927
May 2011	92	26	148	0	289	1,293	0	1	1,849
University Endowment Lands									
May 2012	5	0	0	0	16	172	0	107	300
May 2011	3	0	0	0	7	168	0	47	225
Vancouver City									
May 2012	818	92	799	1	275	3,978	274	532	6,769
May 2011	651	70	484	2	295	3,333	178	541	5,554
West Vancouver									
May 2012	184	0	0	0	17	18	0	130	349
May 2011	152	12	0	0	0	0	0	0	164
White Rock									
May 2012	27	0	60	0	15	124	0	0	226
May 2011	12	0	48	0	9	9	0	0	78
Indian Reserves									
May 2012	0	0	0	0	0	103	0	0	103
May 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2012	3,240	268	2,346	29	2,292	11,761	330	1,411	21,677
May 2011	2,937	244	1,352	18	2,317	9,461	209	1,354	17,892

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
May 2012	3	4	0	0	13	159	0	0	179
May 2011	4	2	0	0	0	180	0	0	186
Delta									
May 2012	6	0	2	0	0	0	0	0	8
May 2011	25	0	0	0	31	0	1	0	57
Langley									
May 2012	26	0	44	4	10	51	2	0	137
May 2011	16	0	14	0	60	105	1	0	196
Maple Ridge / Pitt Meadows									
May 2012	17	0	0	0	19	0	0	0	36
May 2011	21	0	0	0	0	0	0	0	21
New Westminster									
May 2012	5	0	0	0	30	0	0	0	35
May 2011	11	0	0	8	0	27	0	32	78
North Vancouver									
May 2012	3	2	12	1	2	0	0	0	20
May 2011	8	0	2	0	0	81	0	0	91
Richmond									
May 2012	2	0	4	1	41	0	0	0	48
May 2011	20	0	14	0	58	0	0	0	92
Surrey									
May 2012	78	0	46	0	113	0	14	0	251
May 2011	123	0	0	0	67	0	0	8	198
Tri-Cities									
May 2012	6	6	22	0	0	166	0	30	230
May 2011	2	4	16	0	0	4	0	0	26
University Endowment Lands									
May 2012	1	0	0	0	0	0	0	0	1
May 2011	1	0	0	0	0	0	0	0	1
Vancouver City									
May 2012	13	4	16	0	35	189	3	130	390
May 2011	47	8	28	0	5	639	12	97	836
West Vancouver									
May 2012	13	2	0	0	0	0	0	0	15
May 2011	13	0	0	0	0	0	0	0	13
White Rock									
May 2012	0	0	2	0	0	0	0	0	2
May 2011	0	0	0	0	0	0	0	0	0
Indian Reserves									
May 2012	1	0	0	0	0	0	0	0	1
May 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2012	178	18	148	6	263	565	19	160	1,357
May 2011	297	14	74	8	221	1,036	14	137	1,801

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
May 2012	62	20	0	0	36	309	0	0	427
May 2011	74	30	0	0	34	93	0	0	231
Delta									
May 2012	6	2	0	0	12	9	1	0	30
May 2011	16	0	0	0	9	0	0	0	25
Langley									
May 2012	48	0	152	6	47	162	0	0	415
May 2011	27	0	48	0	66	125	0	0	266
Maple Ridge / Pitt Meadows									
May 2012	102	0	0	0	16	16	0	0	134
May 2011	84	0	0	2	12	84	0	0	182
New Westminster									
May 2012	19	2	0	0	32	66	0	0	119
May 2011	12	2	0	0	0	96	0	0	110
North Vancouver									
May 2012	12	5	26	1	26	170	0	0	240
May 2011	11	4	4	0	22	144	0	0	185
Richmond									
May 2012	45	7	22	1	65	23	2	0	165
May 2011	25	3	38	0	35	12	0	1	114
Surrey									
May 2012	227	0	54	0	195	458	26	4	964
May 2011	253	0	2	0	168	479	0	33	935
Tri-Cities									
May 2012	27	4	46	0	28	168	0	0	273
May 2011	18	9	40	0	10	39	0	22	138
University Endowment Lands									
May 2012	1	0	0	0	2	11	0	0	14
May 2011	0	0	0	0	2	32	0	131	165
Vancouver City									
May 2012	131	25	58	0	96	293	7	2	612
May 2011	134	27	28	0	61	537	6	1	794
West Vancouver									
May 2012	18	2	0	0	0	2	0	0	22
May 2011	5	0	0	0	0	4	0	0	9
White Rock									
May 2012	1	0	8	0	0	3	0	0	12
May 2011	1	0	6	0	0	20	0	0	27
Indian Reserves									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	0	0	0	0	6	0	0	0	6
Vancouver CMA									
May 2012	706	67	366	8	555	1,690	36	6	3,434
May 2011	671	75	166	2	425	1,665	6	190	3,200

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
May 2012	2	5	0	0	13	134	0	0	154
May 2011	14	1	0	0	0	184	0	0	199
Delta									
May 2012	3	0	2	0	5	0	0	0	10
May 2011	30	0	0	0	34	0	1	0	65
Langley									
May 2012	19	0	40	2	11	27	2	0	101
May 2011	12	0	14	0	47	26	1	0	100
Maple Ridge / Pitt Meadows									
May 2012	15	0	0	0	25	6	0	0	46
May 2011	15	0	0	4	5	1	0	0	25
New Westminster									
May 2012	1	0	0	0	3	9	0	0	13
May 2011	8	0	0	9	0	30	0	32	79
North Vancouver									
May 2012	1	2	4	0	0	13	0	0	20
May 2011	9	0	8	0	1	8	0	0	26
Richmond									
May 2012	2	1	4	1	42	0	0	0	50
May 2011	23	0	14	0	37	17	0	0	91
Surrey									
May 2012	94	0	34	0	99	27	10	4	268
May 2011	155	0	2	0	59	37	0	16	269
Tri-Cities									
May 2012	7	5	18	0	16	90	0	0	136
May 2011	3	4	10	0	8	3	0	0	28
University Endowment Lands									
May 2012	1	0	0	0	0	4	0	0	5
May 2011	1	0	0	0	0	5	0	9	15
Vancouver City									
May 2012	13	8	6	0	27	262	3	1	320
May 2011	54	6	14	0	10	527	12	6	629
West Vancouver									
May 2012	10	0	0	0	0	0	0	0	10
May 2011	18	0	0	0	0	0	0	0	18
White Rock									
May 2012	0	0	4	0	0	2	0	0	6
May 2011	1	0	6	0	0	0	0	0	7
Indian Reserves									
May 2012	1	0	0	0	0	0	0	0	1
May 2011	0	0	0	0	0	0	0	0	0
Vancouver CMA									
May 2012	173	21	112	3	241	574	15	5	1,144
May 2011	349	11	68	13	201	838	14	63	1,557

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	3	1	0	0	0	0	0	0	3	1	200.0
Burnaby - Mountain	0	0	0	0	0	0	104	0	104	0	n/a
Burnaby - North	13	6	0	2	0	0	0	0	13	8	62.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	3	0	6	0	6	0	0	4	15	-73.3
Burnaby - Central Park	3	4	0	2	0	0	0	0	3	6	-50.0
Burnaby - Remainder	14	6	8	8	0	44	0	64	22	122	-82.0
Burnaby Total	34	19	8	18	0	50	104	64	146	151	-3.3
Coquitlam	24	3	0	2	38	11	102	263	164	279	-41.2
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	4	0	0	0	0	0	4	0	n/a
Delta - North	2	16	14	2	5	7	12	10	33	35	-5.7
Delta	2	16	18	2	5	7	12	10	37	35	5.7
Langley City	0	0	0	0	0	0	0	68	0	68	-100.0
Langley District	16	34	0	2	62	29	28	62	106	127	-16.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	11	27	0	0	0	0	0	46	11	73	-84.9
New Westminster	11	2	0	0	0	0	0	101	11	103	-89.3
North Vancouver City	1	1	4	2	0	0	6	4	11	7	57.1
North Vancouver DM	3	3	0	0	0	11	6	20	9	34	-73.5
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	0	0	0	0	7	0	67	4	74	4	**
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	28	19	6	22	6	52	243	211	283	304	-6.9
Surrey - South	36	24	0	20	56	21	8	8	100	73	37.0
Surrey - Cloverdale	18	19	0	0	4	21	2	4	24	44	-45.5
Surrey - North	27	81	0	0	65	30	16	50	108	161	-32.9
Surrey - Guildford	0	0	0	0	26	0	2	0	28	0	n/a
Surrey - Whalley	9	9	0	0	0	12	4	2	13	23	-43.5
Surrey Total	90	133	0	20	151	84	32	64	273	301	-9.3
University Endowment Lands	0	0	0	0	0	0	0	47	0	47	-100.0
Vancouver - West End	0	0	0	0	0	0	134	0	134	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	194	106	194	106	83.0
Vancouver - Kitsilano	2	2	4	0	0	0	3	134	9	136	-93.4
Vancouver - False Creek	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	0	10	0	11	1	**
Vancouver - Kerrisdale	6	6	0	0	0	0	2	4	8	10	-20.0
Vancouver - Marpole	1	8	0	2	0	0	2	6	3	16	-81.3
Vancouver - Eastside	32	19	2	0	15	0	55	43	104	62	67.7
Vancouver - Mt. Pleasant	0	0	2	2	0	3	0	0	2	5	-60.0
Vancouver - Strath/Grand	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Westside	42	28	0	2	0	52	33	20	75	102	-26.5
Vancouver Total	85	65	8	6	15	55	433	313	541	439	23.2
West Vancouver	9	6	4	0	0	0	0	0	13	6	116.7
White Rock	8	1	0	0	0	0	0	10	8	11	-27.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	327	331	48	74	284	299	1,033	1,287	1,692	1,991	-15.0

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	1	2	0	0	0	0	0	0	1	2	-50.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	6	4	0	0	0	0	0	6	6	10	-40.0
Burnaby - Mountain	0	1	0	0	0	0	104	75	104	76	36.8
Burnaby - North	43	35	6	10	0	0	0	13	49	58	-15.5
Burnaby - Lougheed Mall	2	1	0	0	0	0	0	0	2	1	100.0
Burnaby - South & East	13	11	6	24	0	18	0	0	19	53	-64.2
Burnaby - Central Park	7	6	4	10	0	0	544	0	555	16	**
Burnaby - Remainder	49	53	20	24	0	84	0	198	69	359	-80.8
Burnaby Total	114	107	36	68	0	102	648	286	798	563	41.7
Coquitlam	91	55	4	14	141	154	416	549	652	772	-15.5
Delta - Tsawwassen	7	5	0	0	0	0	2	0	9	5	80.0
Delta - Ladner	4	6	4	2	0	0	0	2	8	10	-20.0
Delta - North	5	39	30	4	18	7	16	14	69	64	7.8
Delta	18	50	36	6	18	7	22	16	94	79	19.0
Langley City	3	3	0	0	0	0	0	119	3	122	-97.5
Langley District	71	93	4	2	168	114	82	168	325	377	-13.8
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	77	123	0	2	9	28	120	46	206	199	3.5
New Westminster	26	25	2	2	0	19	340	131	368	177	107.9
North Vancouver City	10	9	10	8	7	4	214	159	241	180	33.9
North Vancouver DM	23	13	0	0	0	11	50	242	73	266	-72.6
Pitt Meadows	1	2	0	0	0	0	0	71	1	73	-98.6
Port Coquitlam	2	4	0	0	36	0	103	14	141	18	**
Port Moody	5	2	0	0	13	5	185	0	203	7	**
Richmond	124	95	14	54	53	239	485	778	676	1,166	-42.0
Surrey - South	143	101	22	26	144	113	46	52	355	292	21.6
Surrey - Cloverdale	54	62	20	14	170	92	18	51	262	219	19.6
Surrey - North	139	210	0	2	226	177	110	165	475	554	-14.3
Surrey - Guildford	2	1	0	0	50	0	4	0	56	1	**
Surrey - Whalley	29	35	0	0	11	23	26	261	66	319	-79.3
Surrey Total	367	409	42	42	601	405	204	529	1,214	1,385	-12.3
University Endowment Lands	1	0	0	0	0	0	0	119	1	119	-99.2
Vancouver - West End	0	0	0	0	0	0	134	0	134	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	595	558	595	558	6.6
Vancouver - Kitsilano	2	4	4	2	0	6	56	196	62	208	-70.2
Vancouver - False Creek	1	1	0	0	0	0	558	0	559	1	**
Vancouver - Granville/Oak	1	7	2	0	4	0	13	0	20	7	185.7
Vancouver - Kerrisdale	12	11	0	0	0	0	6	12	18	23	-21.7
Vancouver - Marpole	8	20	0	2	0	0	13	12	21	34	-38.2
Vancouver - Eastside	134	97	16	10	35	47	451	134	636	288	120.8
Vancouver - Mt. Pleasant	0	2	12	12	0	27	0	145	12	186	-93.5
Vancouver - Strath/Grand	2	1	4	0	9	0	0	0	15	1	**
Vancouver - Westside	135	112	0	2	0	67	69	48	204	229	-10.9
Vancouver Total	295	255	38	28	48	147	1,895	1,117	2,276	1,547	47.1
West Vancouver	54	39	12	0	0	0	148	0	214	39	**
White Rock	14	5	0	0	5	0	143	22	162	27	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	1,303	1,295	198	226	1,099	1,235	5,055	4,372	7,655	7,128	7.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	104	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	6	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	44	0	0	0	0	0	64
Burnaby Total	0	50	0	0	104	0	0	64
Coquitlam	38	11	0	0	102	263	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	5	7	0	0	12	10	0	0
Delta	5	7	0	0	12	10	0	0
Langley City	0	0	0	0	0	68	0	0
Langley District	62	29	0	0	28	62	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	46
New Westminster	0	0	0	0	0	101	0	0
North Vancouver City	0	0	0	0	6	4	0	0
North Vancouver DM	0	11	0	0	6	20	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	7	0	0	0	67	4	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	6	52	0	0	243	211	0	0
Surrey - South	56	21	0	0	8	8	0	0
Surrey - Cloverdale	4	21	0	0	2	4	0	0
Surrey - North	65	30	0	0	16	14	0	36
Surrey - Guildford	26	0	0	0	2	0	0	0
Surrey - Whalley	0	12	0	0	4	2	0	0
Surrey Total	151	84	0	0	32	28	0	36
University Endowment Lands	0	0	0	0	0	0	0	47
Vancouver - West End	0	0	0	0	134	0	0	0
Vancouver - Downtown	0	0	0	0	194	0	0	106
Vancouver - Kitsilano	0	0	0	0	3	134	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	10	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	4	0	0
Vancouver - Marpole	0	0	0	0	2	6	0	0
Vancouver - Eastside	15	0	0	0	52	18	3	25
Vancouver - Mt. Pleasant	0	3	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	52	0	0	33	20	0	0
Vancouver Total	15	55	0	0	430	182	3	131
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	10	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	284	299	0	0	1,030	963	3	324

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	6	0	0
Burnaby - Mountain	0	0	0	0	104	75	0	0
Burnaby - North	0	0	0	0	0	13	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	18	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	544	0	0	0
Burnaby - Remainder	0	84	0	0	0	134	0	64
Burnaby Total	0	102	0	0	648	222	0	64
Coquitlam	141	154	0	0	410	547	6	2
Delta - Tsawwassen	0	0	0	0	2	0	0	0
Delta - Ladner	0	0	0	0	0	2	0	0
Delta - North	18	7	0	0	16	14	0	0
Delta	18	7	0	0	22	16	0	0
Langley City	0	0	0	0	0	119	0	0
Langley District	168	114	0	0	82	168	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	9	28	0	0	120	0	0	46
New Westminster	0	19	0	0	340	131	0	0
North Vancouver City	7	4	0	0	214	159	0	0
North Vancouver DM	0	11	0	0	50	96	0	146
Pitt Meadows	0	0	0	0	0	0	0	71
Port Coquitlam	36	0	0	0	103	14	0	0
Port Moody	13	5	0	0	185	0	0	0
Richmond	53	239	0	0	485	634	0	144
Surrey - South	144	113	0	0	46	52	0	0
Surrey - Cloverdale	170	92	0	0	18	51	0	0
Surrey - North	226	177	0	0	110	129	0	36
Surrey - Guildford	50	0	0	0	4	0	0	0
Surrey - Whalley	11	23	0	0	26	261	0	0
Surrey Total	601	405	0	0	204	493	0	36
University Endowment Lands	0	0	0	0	0	0	0	119
Vancouver - West End	0	0	0	0	134	0	0	0
Vancouver - Downtown	0	0	0	0	595	410	0	148
Vancouver - Kitsilano	0	6	0	0	56	134	0	62
Vancouver - False Creek	0	0	0	0	558	0	0	0
Vancouver - Granville/Oak	4	0	0	0	13	0	0	0
Vancouver - Kerrisdale	0	0	0	0	6	12	0	0
Vancouver - Marpole	0	0	0	0	12	12	1	0
Vancouver - Eastside	35	47	0	0	445	94	6	40
Vancouver - Mt. Pleasant	0	27	0	0	0	145	0	0
Vancouver - Strath/Grand	9	0	0	0	0	0	0	0
Vancouver - Westside	0	67	0	0	66	48	3	0
Vancouver Total	48	147	0	0	1,885	867	10	250
West Vancouver	0	0	0	0	18	0	130	0
White Rock	5	0	0	0	143	22	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,099	1,235	0	0	4,909	3,494	146	878

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	3	1	0	0	0	0	3	1
Burnaby - Mountain	0	0	104	0	0	0	104	0
Burnaby - North	13	8	0	0	0	0	13	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	9	0	6	0	0	4	15
Burnaby - Central Park	3	6	0	0	0	0	3	6
Burnaby - Remainder	22	14	0	44	0	64	22	122
Burnaby Total	42	37	104	50	0	64	146	151
Coquitlam	72	13	92	266	0	0	164	279
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	4	0	0	0	0	0	4	0
Delta - North	20	28	13	7	0	0	33	35
Delta	24	28	13	7	0	0	37	35
Langley City	0	0	0	68	0	0	0	68
Langley District	40	90	65	35	1	2	106	127
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	11	27	0	0	0	46	11	73
New Westminster	11	2	0	101	0	0	11	103
North Vancouver City	11	4	0	3	0	0	11	7
North Vancouver DM	9	7	0	27	0	0	9	34
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	12	4	62	0	0	0	74	4
Port Moody	2	0	0	0	0	0	2	0
Richmond	64	34	217	270	2	0	283	304
Surrey - South	44	32	56	41	0	0	100	73
Surrey - Cloverdale	13	21	4	21	7	2	24	44
Surrey - North	41	92	65	30	2	39	108	161
Surrey - Guildford	2	0	26	0	0	0	28	0
Surrey - Whalley	12	11	0	12	1	0	13	23
Surrey Total	112	156	151	104	10	41	273	301
University Endowment Lands	0	0	0	0	0	47	0	47
Vancouver - West End	0	0	134	0	0	0	134	0
Vancouver - Downtown	0	0	194	0	0	106	194	106
Vancouver - Kitsilano	9	2	0	134	0	0	9	136
Vancouver - False Creek	1	0	0	0	0	0	1	0
Vancouver - Granville/Oak	6	1	4	0	1	0	11	1
Vancouver - Kerrisdale	8	9	0	0	0	1	8	10
Vancouver - Marpole	2	13	0	0	1	3	3	16
Vancouver - Eastside	74	28	15	0	15	34	104	62
Vancouver - Mt. Pleasant	2	2	0	3	0	0	2	5
Vancouver - Strath/Grand	0	1	0	0	0	0	0	1
Vancouver - Westside	37	41	29	54	9	7	75	102
Vancouver Total	139	97	376	191	26	151	541	439
West Vancouver	9	6	4	0	0	0	13	6
White Rock	8	11	0	0	0	0	8	11
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	569	518	1,084	1,122	39	351	1,692	1,991

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	1	2	0	0	0	0	1	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	6	10	0	0	0	0	6	10
Burnaby - Mountain	0	1	104	75	0	0	104	76
Burnaby - North	47	45	2	13	0	0	49	58
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	1
Burnaby - South & East	19	31	0	22	0	0	19	53
Burnaby - Central Park	11	16	544	0	0	0	555	16
Burnaby - Remainder	69	77	0	218	0	64	69	359
Burnaby Total	148	171	650	328	0	64	798	563
Coquitlam	230	131	416	639	6	2	652	772
Delta - Tsawwassen	9	5	0	0	0	0	9	5
Delta - Ladner	8	10	0	0	0	0	8	10
Delta - North	35	57	34	7	0	0	69	64
Delta	60	72	34	7	0	0	94	79
Langley City	3	3	0	119	0	0	3	122
Langley District	142	246	174	120	9	11	325	377
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	77	123	129	28	0	48	206	199
New Westminster	28	25	340	152	0	0	368	177
North Vancouver City	29	25	209	154	3	1	241	180
North Vancouver DM	49	29	24	91	0	146	73	266
Pitt Meadows	1	2	0	0	0	71	1	73
Port Coquitlam	20	8	121	10	0	0	141	18
Port Moody	5	2	198	5	0	0	203	7
Richmond	233	161	441	858	2	147	676	1,166
Surrey - South	189	113	166	179	0	0	355	292
Surrey - Cloverdale	56	64	190	150	16	5	262	219
Surrey - North	240	223	226	286	9	45	475	554
Surrey - Guildford	6	1	50	0	0	0	56	1
Surrey - Whalley	54	41	11	278	1	0	66	319
Surrey Total	545	442	643	893	26	50	1,214	1,385
University Endowment Lands	1	0	0	0	0	119	1	119
Vancouver - West End	0	0	134	0	0	0	134	0
Vancouver - Downtown	0	0	595	410	0	148	595	558
Vancouver - Kitsilano	12	6	50	140	0	62	62	208
Vancouver - False Creek	1	1	558	0	0	0	559	1
Vancouver - Granville/Oak	8	7	11	0	1	0	20	7
Vancouver - Kerrisdale	18	20	0	0	0	3	18	23
Vancouver - Marpole	17	28	0	0	4	6	21	34
Vancouver - Eastside	269	160	306	48	61	80	636	288
Vancouver - Mt. Pleasant	12	14	0	172	0	0	12	186
Vancouver - Strath/Grand	6	1	9	0	0	0	15	1
Vancouver - Westside	138	133	32	70	34	26	204	229
Vancouver Total	481	382	1,695	840	100	325	2,276	1,547
West Vancouver	54	39	30	0	130	0	214	39
White Rock	42	27	120	0	0	0	162	27
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,155	1,900	5,224	4,244	276	984	7,655	7,128

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Anmore	0	3	0	0	0	0	0	0	0	3	-100.0
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	3	0	0	0	0	0	0	4	3	33.3
Burnaby - Mountain	0	0	2	0	0	0	0	0	2	0	n/a
Burnaby - North	2	2	0	0	0	0	0	0	2	2	0.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	2	2	0	0	0	0	0	2	2	0.0
Burnaby - Central Park	0	0	0	2	0	0	98	0	98	2	**
Burnaby - Remainder	1	0	0	0	13	0	61	180	75	180	-58.3
Burnaby Total	3	4	4	2	13	0	159	180	179	186	-3.8
Coquitlam	6	1	6	4	0	0	46	20	58	25	132.0
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	0	0	0	0	0	0	0	0	0	n/a
Delta - North	6	26	0	0	0	31	2	0	8	57	-86.0
Delta	6	26	0	0	0	31	2	0	8	57	-86.0
Langley City	0	0	0	0	0	0	51	105	51	105	-51.4
Langley District	32	17	0	0	10	60	44	14	86	91	-5.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	21	0	0	19	0	0	0	36	21	71.4
New Westminster	5	19	0	0	30	0	0	59	35	78	-55.1
North Vancouver City	2	3	4	0	0	0	4	83	10	86	-88.4
North Vancouver DM	2	5	0	0	0	0	8	0	10	5	100.0
Pitt Meadows	0	0	0	0	0	0	0	0	0	0	n/a
Port Coquitlam	0	0	0	0	0	0	172	0	172	0	n/a
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	3	20	32	0	9	58	4	14	48	92	-47.8
Surrey - South	18	37	10	0	21	10	6	0	55	47	17.0
Surrey - Cloverdale	28	34	6	0	14	0	6	4	54	38	42.1
Surrey - North	41	44	0	0	40	44	30	4	111	92	20.7
Surrey - Guildford	0	0	0	0	0	13	0	0	0	13	-100.0
Surrey - Whalley	5	8	0	0	22	0	4	0	31	8	**
Surrey Total	92	123	16	0	97	67	46	8	251	198	26.8
University Endowment Lands	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - West End	0	0	0	0	0	0	0	256	0	256	-100.0
Vancouver - Downtown	0	0	0	0	0	0	108	479	108	479	-77.5
Vancouver - Kitsilano	0	1	0	2	0	5	0	0	0	8	-100.0
Vancouver - False Creek	0	0	0	0	0	0	129	0	129	0	n/a
Vancouver - Granville/Oak	0	0	0	0	0	0	49	0	49	0	n/a
Vancouver - Kerrisdale	0	3	0	0	0	0	0	2	0	5	-100.0
Vancouver - Marpole	0	4	0	0	0	0	0	6	0	10	-100.0
Vancouver - Eastside	4	21	0	4	0	0	7	11	11	36	-69.4
Vancouver - Mt. Pleasant	0	0	4	2	0	0	0	0	4	2	100.0
Vancouver - Strath/Grand	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Westside	11	30	0	0	35	0	42	10	88	40	120.0
Vancouver Total	16	59	4	8	35	5	335	764	390	836	-53.3
West Vancouver	13	13	2	0	0	0	0	0	15	13	15.4
White Rock	0	0	0	0	0	0	2	0	2	0	n/a
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	203	319	68	14	213	221	873	1,247	1,357	1,801	-24.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Anmore	3	6	0	0	0	0	0	0	3	6	-50.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	4	14	0	0	0	0	0	4	4	18	-77.8
Burnaby - Mountain	3	0	2	0	0	0	0	0	5	0	n/a
Burnaby - North	25	26	0	2	0	8	47	0	72	36	100.0
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	19	10	6	0	12	12	37	0	74	22	**
Burnaby - Central Park	9	19	0	4	0	0	98	0	107	23	**
Burnaby - Remainder	38	31	16	6	131	19	403	394	588	450	30.7
Burnaby Total	95	86	24	12	143	39	585	394	847	531	59.5
Coquitlam	96	63	6	22	148	70	517	141	767	296	159.1
Delta - Tsawwassen	1	3	0	0	0	0	0	0	1	3	-66.7
Delta - Ladner	10	11	0	0	0	0	2	0	12	11	9.1
Delta - North	17	39	24	6	50	74	14	0	105	119	-11.8
Delta	28	53	24	6	50	74	16	0	118	133	-11.3
Langley City	1	3	0	0	0	0	51	105	52	108	-51.9
Langley District	102	69	2	0	113	187	166	60	383	316	21.2
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	106	78	10	4	114	12	0	0	230	94	144.7
New Westminster	18	42	0	2	53	0	116	59	187	103	81.6
North Vancouver City	10	7	10	2	0	6	228	95	248	110	125.5
North Vancouver DM	22	23	2	0	9	4	90	2	123	29	**
Pitt Meadows	3	9	0	0	0	0	0	0	3	9	-66.7
Port Coquitlam	4	3	0	4	0	5	302	30	306	42	**
Port Moody	4	8	0	0	0	0	0	0	4	8	-50.0
Richmond	23	55	52	8	69	73	231	153	375	289	29.8
Surrey - South	107	149	18	24	119	149	118	0	362	322	12.4
Surrey - Cloverdale	92	178	18	0	90	44	170	34	370	256	44.5
Surrey - North	186	262	0	24	145	150	132	158	463	594	-22.1
Surrey - Guildford	3	4	0	0	0	13	0	0	3	17	-82.4
Surrey - Whalley	27	54	2	2	62	0	16	0	107	56	91.1
Surrey Total	415	647	38	50	416	356	436	192	1,305	1,245	4.8
University Endowment Lands	1	2	0	0	0	0	0	134	1	136	-99.3
Vancouver - West End	0	0	0	0	0	0	81	256	81	256	-68.4
Vancouver - Downtown	1	0	0	0	0	0	548	842	549	842	-34.8
Vancouver - Kitsilano	4	4	6	4	24	8	4	3	38	19	100.0
Vancouver - False Creek	1	0	0	0	0	0	129	0	130	0	n/a
Vancouver - Granville/Oak	1	2	0	0	3	0	49	2	53	4	**
Vancouver - Kerrisdale	7	21	0	0	0	0	2	4	9	25	-64.0
Vancouver - Marpole	9	25	2	0	0	0	3	12	14	37	-62.2
Vancouver - Eastside	78	59	14	6	64	3	299	169	455	237	92.0
Vancouver - Mt. Pleasant	1	2	6	8	0	0	251	0	258	10	**
Vancouver - Strath/Grand	6	0	2	2	0	0	0	0	8	2	**
Vancouver - Westside	48	118	0	2	59	0	65	22	172	142	21.1
Vancouver Total	156	231	30	22	150	11	1,431	1,310	1,767	1,574	12.3
West Vancouver	62	50	8	2	3	0	0	0	73	52	40.4
White Rock	7	7	0	0	0	0	12	16	19	23	-17.4
Indian Reserves	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver CMA	1,162	1,457	206	134	1,268	837	4,181	2,695	6,817	5,123	33.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	98	0	0	0
Burnaby - Remainder	13	0	0	0	61	180	0	0
Burnaby Total	13	0	0	0	159	180	0	0
Coquitlam	0	0	0	0	16	20	30	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	0	31	0	0	2	0	0	0
Delta	0	31	0	0	2	0	0	0
Langley City	0	0	0	0	51	105	0	0
Langley District	10	60	0	0	44	14	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	19	0	0	0	0	0	0	0
New Westminster	30	0	0	0	0	27	0	32
North Vancouver City	0	0	0	0	4	83	0	0
North Vancouver DM	0	0	0	0	8	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	172	0	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	9	58	0	0	4	14	0	0
Surrey - South	21	10	0	0	6	0	0	0
Surrey - Cloverdale	14	0	0	0	6	0	0	4
Surrey - North	40	44	0	0	30	0	0	4
Surrey - Guildford	0	13	0	0	0	0	0	0
Surrey - Whalley	22	0	0	0	4	0	0	0
Surrey Total	97	67	0	0	46	0	0	8
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	256	0	0
Vancouver - Downtown	0	0	0	0	108	383	0	96
Vancouver - Kitsilano	0	5	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	129	0
Vancouver - Granville/Oak	0	0	0	0	49	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	0	0	0	0	0	6	0	0
Vancouver - Eastside	0	0	0	0	6	10	1	1
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	35	0	0	0	42	10	0	0
Vancouver Total	35	5	0	0	205	667	130	97
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	2	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	213	221	0	0	713	1,110	160	137

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	8	0	0	47	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	12	0	0	37	0	0	0
Burnaby - Central Park	0	0	0	0	98	0	0	0
Burnaby - Remainder	131	19	0	0	403	394	0	0
Burnaby Total	143	39	0	0	585	394	0	0
Coquitlam	148	70	0	0	486	90	31	51
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	2	0	0	0
Delta - North	50	74	0	0	14	0	0	0
Delta	50	74	0	0	16	0	0	0
Langley City	0	0	0	0	51	105	0	0
Langley District	113	187	0	0	166	60	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	114	12	0	0	0	0	0	0
New Westminster	53	0	0	0	92	27	24	32
North Vancouver City	0	6	0	0	228	95	0	0
North Vancouver DM	9	4	0	0	90	2	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	5	0	0	302	30	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	69	73	0	0	151	153	80	0
Surrey - South	119	149	0	0	118	0	0	0
Surrey - Cloverdale	90	44	0	0	170	2	0	32
Surrey - North	145	150	0	0	96	144	36	14
Surrey - Guildford	0	13	0	0	0	0	0	0
Surrey - Whalley	62	0	0	0	16	0	0	0
Surrey Total	416	356	0	0	400	146	36	46
University Endowment Lands	0	0	0	0	0	62	0	72
Vancouver - West End	0	0	0	0	81	256	0	0
Vancouver - Downtown	0	0	0	0	548	638	0	204
Vancouver - Kitsilano	24	8	0	0	4	3	0	0
Vancouver - False Creek	0	0	0	0	0	0	129	0
Vancouver - Granville/Oak	3	0	0	0	49	2	0	0
Vancouver - Kerrisdale	0	0	0	0	2	4	0	0
Vancouver - Marpole	0	0	0	0	2	12	1	0
Vancouver - Eastside	64	0	0	3	289	139	10	30
Vancouver - Mt. Pleasant	0	0	0	0	251	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	59	0	0	0	64	22	1	0
Vancouver Total	150	8	0	3	1,290	1,076	141	234
West Vancouver	3	0	0	0	0	0	0	0
White Rock	0	0	0	0	12	16	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,268	834	0	3	3,869	2,258	312	437

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Anmore	0	3	0	0	0	0	0	3
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	3	0	0	0	0	4	3
Burnaby - Mountain	2	0	0	0	0	0	2	0
Burnaby - North	2	2	0	0	0	0	2	2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	2	2	0	0	0	0	2	2
Burnaby - Central Park	0	2	98	0	0	0	98	2
Burnaby - Remainder	1	0	74	180	0	0	75	180
Burnaby Total	7	6	172	180	0	0	179	186
Coquitlam	28	21	0	4	30	0	58	25
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	8	25	0	31	0	1	8	57
Delta	8	25	0	31	0	1	8	57
Langley City	0	0	51	105	0	0	51	105
Langley District	70	30	14	60	2	1	86	91
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	21	19	0	0	0	36	21
New Westminster	5	11	30	35	0	32	35	78
North Vancouver City	7	5	3	81	0	0	10	86
North Vancouver DM	10	5	0	0	0	0	10	5
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	6	0	166	0	0	0	172	0
Port Moody	0	1	0	0	0	0	0	1
Richmond	6	34	42	58	0	0	48	92
Surrey - South	24	37	31	10	0	0	55	47
Surrey - Cloverdale	22	34	20	0	12	4	54	38
Surrey - North	69	44	40	44	2	4	111	92
Surrey - Guildford	0	0	0	13	0	0	0	13
Surrey - Whalley	9	8	22	0	0	0	31	8
Surrey Total	124	123	113	67	14	8	251	198
University Endowment Lands	1	1	0	0	0	0	1	1
Vancouver - West End	0	0	0	256	0	0	0	256
Vancouver - Downtown	0	0	108	383	0	96	108	479
Vancouver - Kitsilano	0	3	0	5	0	0	0	8
Vancouver - False Creek	0	0	0	0	129	0	129	0
Vancouver - Granville/Oak	0	0	49	0	0	0	49	0
Vancouver - Kerrisdale	0	4	0	0	0	1	0	5
Vancouver - Marpole	0	10	0	0	0	0	0	10
Vancouver - Eastside	7	32	0	0	4	4	11	36
Vancouver - Mt. Pleasant	4	2	0	0	0	0	4	2
Vancouver - Strath/Grand	1	0	0	0	0	0	1	0
Vancouver - Westside	21	32	67	0	0	8	88	40
Vancouver Total	33	83	224	644	133	109	390	836
West Vancouver	15	13	0	0	0	0	15	13
White Rock	2	0	0	0	0	0	2	0
Indian Reserves	1	0	0	0	0	0	1	0
Vancouver CMA	344	385	834	1,265	179	151	1,357	1,801

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Belcarra													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Bowen Island													
May 2012	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
May 2011	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2012	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2011	1	8.3	5	41.7	1	8.3	3	25.0	2	16.7	12	750,000	876,167
Burnaby													
May 2012	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
May 2011	0	0.0	1	7.1	4	28.6	9	64.3	0	0.0	14	1,028,000	1,045,500
Year-to-date 2012	1	0.9	2	1.9	34	31.8	65	60.7	5	4.7	107	1,018,000	1,080,261
Year-to-date 2011	0	0.0	3	3.9	40	51.9	31	40.3	3	3.9	77	988,000	1,015,864
Coquitlam													
May 2012	0	0.0	0	0.0	1	14.3	6	85.7	0	0.0	7	--	--
May 2011	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	23	25.3	55	60.4	13	14.3	0	0.0	91	817,000	851,279
Year-to-date 2011	0	0.0	29	45.3	19	29.7	13	20.3	3	4.7	64	760,353	843,951
Delta													
May 2012	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
May 2011	1	3.3	9	30.0	20	66.7	0	0.0	0	0.0	30	781,303	774,817
Year-to-date 2012	1	3.6	5	17.9	17	60.7	3	10.7	2	7.1	28	828,460	907,501
Year-to-date 2011	2	3.0	13	19.7	48	72.7	2	3.0	1	1.5	66	797,450	811,661
Langley City													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Langley District													
May 2012	3	14.3	10	47.6	5	23.8	2	9.5	1	4.8	21	699,000	802,912
May 2011	3	25.0	3	25.0	4	33.3	1	8.3	1	8.3	12	744,500	824,540
Year-to-date 2012	16	22.2	24	33.3	13	18.1	12	16.7	7	9.7	72	699,000	898,208
Year-to-date 2011	21	33.3	20	31.7	17	27.0	3	4.8	2	3.2	63	699,000	747,826

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	–	–
Maple Ridge													
May 2012	14	93.3	1	6.7	0	0.0	0	0.0	0	0.0	15	510,900	518,847
May 2011	12	66.7	6	33.3	0	0.0	0	0.0	0	0.0	18	517,400	529,656
Year-to-date 2012	65	75.6	19	22.1	2	2.3	0	0.0	0	0.0	86	560,950	562,095
Year-to-date 2011	44	64.7	17	25.0	7	10.3	0	0.0	0	0.0	68	556,400	584,690
New Westminster													
May 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	–	–
May 2011	13	76.5	4	23.5	0	0.0	0	0.0	0	0.0	17	487,452	526,764
Year-to-date 2012	2	14.3	4	28.6	6	42.9	2	14.3	0	0.0	14	765,000	760,192
Year-to-date 2011	45	83.3	6	11.1	2	3.7	0	0.0	1	1.9	54	515,900	552,736
North Vancouver City													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	–	–
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	–	–
Year-to-date 2011	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	–	–
North Vancouver DM													
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	–	–
May 2011	0	0.0	0	0.0	2	25.0	3	37.5	3	37.5	8	–	–
Year-to-date 2012	0	0.0	0	0.0	0	0.0	10	47.6	11	52.4	21	1,560,200	1,668,609
Year-to-date 2011	0	0.0	0	0.0	7	23.3	10	33.3	13	43.3	30	1,340,000	1,556,627
Pitt Meadows													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	–	–
Year-to-date 2012	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	–	–
Year-to-date 2011	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	582,000	578,802
Port Coquitlam													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
Year-to-date 2012	0	0.0	2	40.0	3	60.0	0	0.0	0	0.0	5	–	–
Year-to-date 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	–	–
Port Moody													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	–	–
May 2011	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	–	–
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	–	–
Year-to-date 2011	0	0.0	1	12.5	3	37.5	4	50.0	0	0.0	8	–	–
Richmond													
May 2012	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	–	–
May 2011	0	0.0	0	0.0	4	17.4	10	43.5	9	39.1	23	1,338,000	1,263,609
Year-to-date 2012	1	5.9	0	0.0	0	0.0	10	58.8	6	35.3	17	1,363,000	1,458,647
Year-to-date 2011	0	0.0	1	1.8	6	10.5	21	36.8	29	50.9	57	1,500,000	1,430,088

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
May 2012	39	41.5	28	29.8	21	22.3	5	5.3	1	1.1	94	690,958	711,006
May 2011	59	38.1	46	29.7	44	28.4	5	3.2	1	0.6	155	659,000	702,426
Year-to-date 2012	127	32.2	149	37.8	90	22.8	14	3.6	14	3.6	394	698,107	746,273
Year-to-date 2011	258	35.9	247	34.4	179	24.9	27	3.8	7	1.0	718	649,000	699,862
University Endowment Lands													
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Vancouver City													
May 2012	0	0.0	0	0.0	2	15.4	0	0.0	11	84.6	13	3,128,000	3,176,729
May 2011	0	0.0	1	1.9	17	31.5	6	11.1	30	55.6	54	2,293,000	2,273,907
Year-to-date 2012	0	0.0	0	0.0	18	11.9	38	25.2	95	62.9	151	2,682,000	2,467,161
Year-to-date 2011	0	0.0	1	0.6	38	24.1	11	7.0	108	68.4	158	2,739,000	2,439,412
West Vancouver													
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	4,270,000	4,118,300
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	3,450,000	3,709,951
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	3,120,000	3,186,337
White Rock													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Year-to-date 2011	0	0.0	3	33.3	1	11.1	2	22.2	3	33.3	9	--	--
Indian Reserves													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
May 2012	59	33.7	41	23.4	32	18.3	17	9.7	26	14.9	175	724,299	1,139,097
May 2011	89	25.4	74	21.1	96	27.4	37	10.5	55	15.7	351	779,900	1,067,431
Year-to-date 2012	221	20.7	233	21.8	240	22.4	175	16.4	201	18.8	1,070	809,950	1,215,630
Year-to-date 2011	382	26.1	349	23.9	369	25.2	132	9.0	230	15.7	1,462	749,950	1,053,358

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2012						
Submarket	May 2012	May 2011	% Change	YTD 2012	YTD 2011	% Change
Anmore	–	–	n/a	–	–	n/a
Belcarra	–	–	n/a	–	–	n/a
Bowen Island	–	–	n/a	–	876,167	n/a
Burnaby Total	–	1,045,500	n/a	1,080,261	1,015,864	6.3
Coquitlam	–	–	n/a	851,279	843,951	0.9
Delta	–	774,817	n/a	907,501	811,661	11.8
Langley City	–	–	n/a	–	–	n/a
Langley District	802,912	824,540	-2.6	898,208	747,826	20.1
Lion's Bay	–	–	n/a	–	–	n/a
Maple Ridge	518,847	529,656	-2.0	562,095	584,690	-3.9
New Westminster	–	526,764	n/a	760,192	552,736	37.5
North Vancouver City	–	–	n/a	–	–	n/a
North Vancouver DM	–	–	n/a	1,668,609	1,556,627	7.2
Pitt Meadows	–	–	n/a	–	578,802	n/a
Port Coquitlam	–	–	n/a	–	–	n/a
Port Moody	–	–	n/a	–	–	n/a
Richmond	–	1,263,609	n/a	1,458,647	1,430,088	2.0
Surrey Total	711,006	702,426	1.2	746,273	699,862	6.6
University Endowment Lands	–	–	n/a	–	–	n/a
Vancouver City	3,176,729	2,273,907	39.7	2,467,161	2,439,412	1.1
West Vancouver	4,118,300	–	n/a	3,709,951	3,186,337	16.4
White Rock	–	–	n/a	–	–	n/a
Indian Reserves	–	–	n/a	–	–	n/a
Vancouver CMA	1,139,097	1,067,431	6.7	1,215,630	1,053,358	15.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver May 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	1,855	-5.4	3,076	4,916	5,085	60.5	762,562	19.6	778,667
	February	3,140	24.8	3,360	5,916	5,694	59.0	791,604	19.4	805,562
	March	4,137	29.7	3,141	6,995	5,169	60.8	786,311	13.4	782,229
	April	3,270	-8.5	2,847	6,011	4,991	57.0	815,252	21.0	789,375
	May	3,431	7.2	2,645	6,101	4,725	56.0	831,555	25.7	802,135
	June	3,317	8.9	2,625	5,961	4,953	53.0	808,867	22.9	802,569
	July	2,614	13.8	2,528	5,227	5,212	48.5	761,673	15.8	784,446
	August	2,419	8.2	2,468	4,864	5,151	47.9	778,545	14.4	784,443
	September	2,299	2.0	2,537	5,799	5,287	48.0	751,042	10.5	754,590
	October	2,359	-1.0	2,571	4,462	5,118	50.2	767,225	8.5	770,120
	November	2,395	-5.8	2,592	3,342	5,059	51.2	728,118	4.2	756,583
	December	1,700	-12.5	2,544	1,713	4,863	52.3	689,057	-1.7	735,879
2012	January	1,607	-13.4	2,521	5,906	6,089	41.4	752,380	-1.3	766,206
	February	2,572	-18.1	2,515	5,698	4,895	51.4	806,094	1.8	823,749
	March	2,919	-29.4	2,436	5,996	4,778	51.0	761,742	-3.1	732,005
	April	2,837	-13.2	2,327	6,200	5,067	45.9	735,315	-9.8	735,260
	May	2,897	-15.6	2,200	7,138	5,148	42.7	732,736	-11.9	707,501
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	9,132	19.1		17,827			783,307	17.1	
	Q1 2012	7,098	-22.3		17,600			775,693	-1.0	
	YTD 2011	15,833	9.6		29,939			800,360	19.7	
	YTD 2012	12,832	-19.0		30,938			757,068	-5.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2012

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,227	8.1	66.4	830
	March	601	3.50	5.34	98.7	117.0	1,228	8.1	66.4	832
	April	621	3.70	5.69	98.9	117.2	1,233	8.2	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,242	7.5	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,247	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	6.9	66.3	859
	August	604	3.50	5.39	98.7	117.7	1,249	7.2	66.4	863
	September	592	3.50	5.19	98.7	118.3	1,264	7.1	67.0	861
	October	598	3.50	5.29	98.6	118.5	1,272	6.9	67.2	861
	November	598	3.50	5.29	98.3	118.7	1,275	6.7	67.1	861
	December	598	3.50	5.29	98.1	117.7	1,263	6.9	66.6	867
2012	January	598	3.50	5.29	98.4	117.9	1,257	7.0	66.2	870
	February	595	3.20	5.24	98.2	118.4	1,260	6.7	66.1	873
	March	595	3.20	5.24	98.1	119.1	1,263	6.6	66.1	873
	April	607	3.20	5.44	98.1	119.4	1,273	6.2	66.2	866
	May	601	3.20	5.34		119.8	1,279	6.4	66.6	856
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford-Mission CMA
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2012	24	0	4	0	0	0	1	0	29
May 2011	20	0	6	0	0	0	1	0	27
% Change	20.0	n/a	-33.3	n/a	n/a	n/a	0.0	n/a	7.4
Year-to-date 2012	93	2	18	0	44	31	4	0	192
Year-to-date 2011	83	0	16	1	27	87	1	0	215
% Change	12.0	n/a	12.5	-100.0	63.0	-64.4	**	n/a	-10.7
UNDER CONSTRUCTION									
May 2012	142	4	36	0	160	118	6	0	466
May 2011	129	2	50	2	68	87	5	0	343
% Change	10.1	100.0	-28.0	-100.0	135.3	35.6	20.0	n/a	35.9
COMPLETIONS									
May 2012	27	0	18	0	4	0	3	0	52
May 2011	18	0	8	0	17	0	0	0	43
% Change	50.0	n/a	125.0	n/a	-76.5	n/a	n/a	n/a	20.9
Year-to-date 2012	80	0	48	1	8	0	6	0	143
Year-to-date 2011	126	0	34	1	47	0	0	0	208
% Change	-36.5	n/a	41.2	0.0	-83.0	n/a	n/a	n/a	-31.3
COMPLETED & NOT ABSORBED									
May 2012	101	0	8	0	12	2	2	0	125
May 2011	92	0	7	0	15	49	0	0	163
% Change	9.8	n/a	14.3	n/a	-20.0	-95.9	n/a	n/a	-23.3
ABSORBED									
May 2012	19	0	22	0	1	0	1	0	43
May 2011	16	0	10	0	12	16	0	0	54
% Change	18.8	n/a	120.0	n/a	-91.7	-100.0	n/a	n/a	-20.4
Year-to-date 2012	86	0	46	1	4	0	4	0	141
Year-to-date 2011	120	0	32	3	47	29	0	0	231
% Change	-28.3	n/a	43.8	-66.7	-91.5	-100.0	n/a	n/a	-39.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
May 2012	14	0	4	0	0	0	0	0	18
May 2011	8	0	6	0	0	0	1	0	15
Mission DM									
May 2012	10	0	0	0	0	0	1	0	11
May 2011	12	0	0	0	0	0	0	0	12
Indian Reserves									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2012	24	0	4	0	0	0	1	0	29
May 2011	20	0	6	0	0	0	1	0	27
UNDER CONSTRUCTION									
Abbotsford City									
May 2012	102	0	36	0	160	118	2	0	418
May 2011	70	0	50	2	68	87	5	0	282
Mission DM									
May 2012	40	4	0	0	0	0	4	0	48
May 2011	59	2	0	0	0	0	0	0	61
Indian Reserves									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2012	142	4	36	0	160	118	6	0	466
May 2011	129	2	50	2	68	87	5	0	343
COMPLETIONS									
Abbotsford City									
May 2012	17	0	18	0	4	0	1	0	40
May 2011	15	0	8	0	17	0	0	0	40
Mission DM									
May 2012	10	0	0	0	0	0	2	0	12
May 2011	3	0	0	0	0	0	0	0	3
Indian Reserves									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2012	27	0	18	0	4	0	3	0	52
May 2011	18	0	8	0	17	0	0	0	43

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
May 2012	71	0	8	0	12	2	0	0	93
May 2011	74	0	7	0	13	45	0	0	139
Mission DM									
May 2012	30	0	0	0	0	0	2	0	32
May 2011	18	0	0	0	2	4	0	0	24
Indian Reserves									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2012	101	0	8	0	12	2	2	0	125
May 2011	92	0	7	0	15	49	0	0	163
ABSORBED									
Abbotsford City									
May 2012	12	0	22	0	1	0	1	0	36
May 2011	8	0	10	0	12	16	0	0	46
Mission DM									
May 2012	7	0	0	0	0	0	0	0	7
May 2011	8	0	0	0	0	0	0	0	8
Indian Reserves									
May 2012	0	0	0	0	0	0	0	0	0
May 2011	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
May 2012	19	0	22	0	1	0	1	0	43
May 2011	16	0	10	0	12	16	0	0	54

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Abbotsford-Mission CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Abbotsford City	14	9	0	0	0	0	4	6	18	15	20.0
Mission DM	11	12	0	0	0	0	0	0	11	12	-8.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	25	21	0	0	0	0	4	6	29	27	7.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	73	44	0	0	44	27	49	103	166	174	-4.6
Mission DM	24	41	2	0	0	0	0	0	26	41	-36.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	97	85	2	0	44	27	49	103	192	215	-10.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Abbotsford City	0	0	0	0	4	6	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	4	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	44	27	0	0	49	103	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	44	27	0	0	49	103	0	0

Table 2.4: Starts by Submarket and by Intended Market
May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Abbotsford City	18	14	0	0	0	1	18	15
Mission DM	10	12	0	0	1	0	11	12
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	28	26	0	0	1	1	29	27

Table 2.5: Starts by Submarket and by Intended Market
January - May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	91	58	75	115	0	1	166	174
Mission DM	22	41	0	0	4	0	26	41
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	113	99	75	115	4	1	192	215

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type May 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Abbotsford City	18	15	0	0	4	17	18	8	40	40	0.0
Mission DM	12	3	0	0	0	0	0	0	12	3	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	30	18	0	0	4	17	18	8	52	43	20.9

Table 3.1: Completions by Submarket and by Dwelling Type January - May 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Abbotsford City	50	97	0	6	8	41	48	34	106	178	-40.4
Mission DM	37	30	0	0	0	0	0	0	37	30	23.3
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	87	127	0	6	8	41	48	34	143	208	-31.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Abbotsford City	4	17	0	0	18	8	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	4	17	0	0	18	8	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	8	41	0	0	48	34	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	8	41	0	0	48	34	0	0

Table 3.4: Completions by Submarket and by Intended Market
May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Abbotsford City	35	23	4	17	1	0	40	40
Mission DM	10	3	0	0	2	0	12	3
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	45	26	4	17	3	0	52	43

Table 3.5: Completions by Submarket and by Intended Market
January - May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Abbotsford City	94	130	9	48	3	0	106	178
Mission DM	34	30	0	0	3	0	37	30
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	128	160	9	48	6	0	143	208

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
May 2012	1	8.3	5	41.7	3	25.0	1	8.3	2	16.7	12	552,300	594,892
May 2011	0	0.0	4	50.0	2	25.0	0	0.0	2	25.0	8	--	--
Year-to-date 2012	2	4.3	22	46.8	11	23.4	3	6.4	9	19.1	47	549,900	611,797
Year-to-date 2011	5	5.3	31	33.0	35	37.2	13	13.8	10	10.6	94	569,900	603,394
Mission DM													
May 2012	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	--	--
May 2011	4	50.0	3	37.5	0	0.0	1	12.5	0	0.0	8	--	--
Year-to-date 2012	4	10.0	32	80.0	3	7.5	1	2.5	0	0.0	40	469,900	481,403
Year-to-date 2011	10	34.5	14	48.3	2	6.9	3	10.3	0	0.0	29	464,900	491,152
Indian Reserves													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
May 2012	2	10.5	10	52.6	4	21.1	1	5.3	2	10.5	19	499,900	551,495
May 2011	4	25.0	7	43.8	2	12.5	1	6.3	2	12.5	16	519,900	550,119
Year-to-date 2012	6	6.9	54	62.1	14	16.1	4	4.6	9	10.3	87	510,900	551,846
Year-to-date 2011	15	12.2	45	36.6	37	30.1	16	13.0	10	8.1	123	560,000	576,930

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2012

Submarket	May 2012	May 2011	% Change	YTD 2012	YTD 2011	% Change
Abbotsford City	594,892	–	n/a	611,797	603,394	1.4
Mission DM	–	–	n/a	481,403	491,152	-2.0
Indian Reserves	–	–	n/a	–	–	n/a
Abbotsford-Mission CMA	551,495	550,119	0.3	551,846	576,930	-4.3

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
May 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	773	-14.6	1,256	2,362	2,480	50.6	441,544	1.7	473,203
	February	1,201	7.3	1,304	2,749	2,768	47.1	483,509	10.9	494,285
	March	1,730	18.7	1,417	3,033	2,329	60.8	526,828	15.5	527,042
	April	1,414	-15.7	1,226	2,617	2,372	51.7	534,123	17.5	524,460
	May	1,512	7.8	1,197	2,785	2,189	54.7	526,541	15.1	514,876
	June	1,508	-10.3	1,141	2,494	2,288	49.9	503,331	7.1	498,179
	July	1,250	20.8	1,160	2,623	2,291	50.6	503,931	9.7	492,860
	August	1,282	35.5	1,198	2,418	2,342	51.2	507,750	19.7	495,326
	September	1,109	14.7	1,224	2,418	2,291	53.4	489,420	10.0	497,614
	October	1,092	16.0	1,215	2,198	2,372	51.2	483,965	6.1	495,657
	November	1,040	1.9	1,155	1,654	2,262	51.1	478,968	5.3	498,111
	December	816	-1.0	1,233	946	2,312	53.3	498,989	12.3	515,870
2012	January	749	-3.1	1,166	2,456	2,333	50.0	469,635	6.4	505,035
	February	1,195	-0.5	1,185	2,586	2,430	48.8	504,441	4.3	504,724
	March	1,320	-23.7	1,169	2,764	2,357	49.6	474,581	-9.9	489,832
	April	1,363	-3.6	1,121	2,882	2,486	45.1	501,059	-6.2	482,993
	May	1,511	-0.1	1,151	2,967	2,332	49.4	484,609	-8.0	471,557
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	3,704	6.4		8,144			494,984	11.5	
	Q1 2012	3,264	-11.9		7,806			484,378	-2.1	
	YTD 2011	6,630	1.0		13,546			510,528	13.6	
	YTD 2012	6,138	-7.4		13,655			488,139	-4.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
May 2012

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	97.3	114.8	86	9.6	66.1	790
	February	607	3.50	5.44	97.4	115.2	85	9.9	65.5	806
	March	601	3.50	5.34	97.6	116.1	85	10.0	65.9	822
	April	621	3.70	5.69	97.7	116.3	85	9.2	64.9	817
	May	616	3.70	5.59	97.9	117.1	85	8.8	64.9	804
	June	604	3.50	5.39	97.8	116.5	86	8.4	65.0	779
	July	604	3.50	5.39	97.8	116.6	86	8.5	65.3	767
	August	604	3.50	5.39	97.5	116.9	88	8.1	66.4	753
	September	592	3.50	5.19	97.5	117.3	88	8.0	66.5	751
	October	598	3.50	5.29	97.4	117.4	88	8.0	66.4	757
	November	598	3.50	5.29	97.1	117.5	87	8.7	65.9	763
	December	598	3.50	5.29	96.9	116.5	87	9.1	66.3	770
2012	January	598	3.50	5.29	97.1	116.8	87	10.1	66.8	775
	February	595	3.20	5.24	96.9	117.2	88	10.5	67.5	787
	March	595	3.20	5.24	96.7	117.9	88	10.6	68.0	801
	April	607	3.20	5.44	96.7	118.2	90	9.5	68.5	798
	May	601	3.20	5.34		118.6	91	7.9	67.6	797
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2012 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

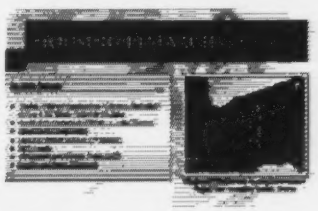
CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Are you interested in housing research?

Stay up-to-date with the latest housing research findings and events related to sustainable housing and communities, housing conditions and trends, housing finance and more.

Subscribe Today to CMHC's Housing Research E-Newsletter!



64175_2012_M06